

A. ADMINISTRATIVE REPORT & DECISION

DECISION: ☐ APPROVED ☒ APPROVED SUBJECT TO CONDITIONS ☐ DENIED

REPORT DATE: April 8, 2016

Project Name: Weston Heights North Short Plat

Owner: Awesome Yah Church, 702 Nile Avenue NE, Renton, WA 98059

Applicant: Kevin O'Brien, Weston Heights, LLC, 15 Lake Bellevue Drive, Suite 102, Bellevue, WA 98005

Contact: Scott Mesic, Site Development Associates, LLC, 1724 W Marine View Drive, Suite 120, Everett, WA 98012

File Number: LUA16-000140

Project Manager: Jill Ding, Senior Planner

Project Summary: The applicant is requesting Preliminary Short Plat approval, a Modification to the street standards (RMC 4-6-060) for a reduction in the required right-of-way dedication width, and Environmental (SEPA) Review for the subdivision of an existing 107,639 square foot (2.47 acre) site zoned Residential-4 (R-4) into 6 lots for the future construction of single family residences. The applicant is proposing to utilize the small lot cluster provisions, which would allow them to utilize the R-6 development standards in exchange for setting aside 20 percent of the site as open space with a soft surface public trail. The proposed lots would range in area from 7,173 square feet to 32,018 square feet. An existing residence and detached outbuilding are proposed to remain on Lot 1. The proposed short plat would also result in the creation of 3 tracts (Tracts A, B, and C) and a Private Road C. The Private Road is proposed to provide access to the abutting Weston Heights Plat (LUA14-000958) to the south of the project site. Access to the new lots is proposed via residential driveways onto NE 7th Place. A Category III wetland is mapped on the project site. A Category 3 wetland requires a 75-foot buffer. The applicant is proposing a 25 percent buffer reduction with enhancement, which would result in a 56.25-foot wide enhanced buffer.

Project Location: 702 Nile Avenue NE (parcel nos. 112305-9002 and 947794TR-L)

Site Area: 107,639 square feet (2.47 acres)



Project Location Map

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B. EXHIBITS:

- Exhibits 1-6: Environmental Review Committee Report and Exhibits
Exhibit 7: Administrative Report and Decision
Exhibit 8: Preliminary Short Plat Map
Exhibit 9: Road, Site, & Utilities Plan
Exhibit 10: Tree Retention Plan
Exhibit 11: Revised Buffer Mitigation Exhibit
Exhibit 12: Geotechnical Engineering Report, prepared by The Riley Group, Inc., dated January 29, 2016
Exhibit 13: Technical Information Report, prepared by Site Development Associates, dated February 24, 2016
Exhibit 14: Modification Request
Exhibit 15: CI-73 Building Height
Exhibit 16: Tree Retention Worksheet

C. GENERAL INFORMATION:

1. **Owner(s) of Record:** Awesome Yah Church
702 Nile Avenue NE
Renton, WA 98059
2. **Zoning Classification:** Residential-4 (R-4)
3. **Comprehensive Plan Land Use Designation:** Residential Low Density (LD)
4. **Existing Site Use:** Single family residence and associated detached accessory structures.
5. **Critical Areas:** Category III wetland
6. **Neighborhood Characteristics:**
- a. **North:** Single family residential, R-4
 - b. **East:** Single family residential, R-4
 - c. **South:** Single family residential, R-4 (Weston Height Preliminary Plat, LUA14-000958)
 - d. **West:** Single family residential, R-4
6. **Site Area:** 107,639 square feet (2.47 acres)

D. HISTORICAL/BACKGROUND:

<u>Action</u>	<u>Land Use File No.</u>	<u>Ordinance No.</u>	<u>Date</u>
Comprehensive Plan	N/A	5758	06/22/2015
Zoning	N/A	5758	06/22/2015
Annexation	N/A	5459	07/05/2009

E. PUBLIC SERVICES:**1. Existing Utilities**

- a. Water: Water service is provided by King County Water District 90. A water availability certificate from King County Water District 90 will need to be provided.
- b. Sewer: Sewer service is provided by the City of Renton. There is an existing 8" PVC sewer north of the site in NE 7th Place that flows from east to west. The sewer discharges to a manhole (COR Facility ID MH5572) in Nile Avenue NE. This manhole serves at the connection point to the 8" PVC sewer in Nile Avenue NE. The sewer in Nile Avenue NE flows from south to north.
- c. Surface/Storm Water: Drainage from the eastern portion of site currently flows southwest to an existing wetland which extends into the south-central portion of the site. The western portion of the site flows west to an existing shallow ditch along the eastern frontage of Nile Avenue NE. Drainage from the shallow ditch flows south.

There is an existing 12" storm drain north of the site along the eastern edge of NE 7th place that flows from east to west. This storm drain was installed as part of the Olympus Villa subdivision (LUA12-090). The storm drain discharges to a stormwater detention pond near a low point in NE 7th Place at a Type 1 Catch Basin (COR Facility ID TED4003587). The detention pond (COR Facility ID 178003) is located in King County Parcel No. 6389300120. The detention pond was also installed as part of the Olympus Villa subdivision. Drainage from west of the low point of NE 7th Place is collected by Type 1 Catch basins and conveyed east to the same detention pond.

Drainage from the detention pond is routed west along NE 7th Place to a Type 2 Catch Basin located at the intersection of NE 7th Place and Nile Avenue NE. From this catch basin, drainage flows south in a 15" storm drain along the eastern frontage of Nile Avenue NE.

2. **Streets**: The site is bounded to the north by NE 7th Place and to the west by Nile Avenue NE. Nile Avenue NE is classified as a neighborhood collector arterial. NE 7th Place is classified as a residential access street. Per the King County Assessor's Map, the existing right of way for Nile Avenue NE is approximately 60' and the existing right of way for NE 7th Place is approximately 40'.
3. **Fire Protection**: City of Renton Fire Department

F. APPLICABLE SECTIONS OF THE RENTON MUNICIPAL CODE:**1. Chapter 2 Land Use Districts**

- a. Section 4-2-020: Purpose and Intent of Zoning Districts
- b. Section 4-2-070: Zoning Use Table
- c. Section 4-2-110: Residential Development Standards
- d. Section 4-2-115: Residential Design and Open Space Standards

2. Chapter 3 Environmental Regulations

- a. Section 4-3-050: Critical Area Regulations

3. Chapter 4 Property Development Standards**4. Chapter 6 Streets and Utility Standards**

- a. Section 4-6-060: Street Standards

5. Chapter 7 Subdivision Regulations

- a. Section 4-7-070: Detailed Procedures for Short Subdivision

6. Chapter 9 Permits – Specific

- a. Section 4-9-250: Variances, Waivers, Modifications, and Alternates

7. Chapter 11 Definitions

G. APPLICABLE SECTIONS OF THE COMPREHENSIVE PLAN:

1. Land Use Element

H. FINDINGS OF FACT (FOF):

1. The Planning Division of the City of Renton accepted the above master application for review on February 25, 2016 and determined the application complete on March 10, 2016. The project complies with the 120-day review period.
2. The project site is located at 702 Nile Avenue NE.
3. The project site is currently developed with an existing single family residence (proposed to remain) and associated detached accessory structures. The residence is owned by the Awesome Yah Church. There is no record of an approved Conditional Use Permit, on the project site, for the operation of a church. Therefore, the primary use of the property is a single family residence in ownership by a church.
4. Access to Lot 1 would remain via an existing driveway off of Nile Avenue NE. Access to Lots 2-6 would be provided via individual driveways off of NE 7th Place.
5. The property is located within the Residential Low Density (LD) Comprehensive Plan land use designation.
6. The site is located within the Residential-4 (R-4) zoning classification. The applicant is proposing to utilize the cluster development standards, which allow the proposed lots to be developed to the Residential-6 (R-6) development standards in exchange for the setting aside of 20 percent of the site as open space with a soft surface trail available for public use. To ensure that the trail remains available for public use, staff recommends, as a condition of approval, that a public trail easement be recorded over the full length of the trail. Staff further recommends that signage be installed at both ends of the trail notifying the public that the trail is available for public use.
7. There are approximately 27 trees located on site of which the applicant is proposing to retain a total of 26 trees.
8. The site is mapped with a Category III wetland. A Category III wetland has a standard buffer of 75 feet. The applicant is proposing to reduce the width of the buffer, with enhancement, by 25 percent to 56.25 feet in width.
9. Approximately 99 cubic yards of material would be cut on site and approximately 3,229 cubic yards of fill is proposed to be brought into the site.
10. The applicant is proposing to begin and complete construction in 2016.
11. Staff received no public comments during the 14-day public comment period.
12. Representatives from various city departments have reviewed the application materials to identify and address issues raised by the proposed development. These comments are contained in the official file, and the essence of the comments has been incorporated into the appropriate sections of this report and the Departmental Recommendation at the end of this report.
13. **Comprehensive Plan Compliance:** The site is designated Low Density (LD) on the City's Comprehensive Plan Map. The purpose of the LD designation is to include lands constrained by sensitive areas, those intended to provide transition to the rural area, or those appropriate for larger lot housing to allow for

a range of lifestyles. The proposal is compliant with the following Comprehensive Plan Goals and Policies if all conditions of approval are met:

Compliance	Comprehensive Plan Analysis
✓	Policy L-3: Encourage infill development of single-family units as a means to meet growth targets and provide new housing.
✓	Goal L-I: Utilize multiple strategies to accommodate residential growth, including: <ul style="list-style-type: none"> • Development of new single-family neighborhoods on large tracts of land outside the City Center, • Development of new multi-family and mixed-use in the City Center and in the Residential High Density and Commercial Mixed Use designations, and • Infill development on vacant and underutilized land in established neighborhoods and multi-family areas.
✓	Goal L-T: Create a functioning and exemplary urban forest that is managed at optimum levels for canopy, health, and diversity.
✓	Goal L-U: Preserve, protect, and enhance the quality and functions of the City's sensitive areas including: lakes, rivers, major and minor creeks, intermittent stream courses and their floodplains, wetlands, ground water resources, wildlife habitats, and areas of seismic and geological hazards.
✓	Policy L-29: Minimize erosion and sedimentation in and near sensitive areas by requiring appropriate construction techniques and resource practices, such as low impact development.
✓	Policy L-31: Maintain or increase the quantity and quality of wetlands. Development activities shall not decrease the net acreage of existing wetlands.
✓	Policy L-32: Protect buffers along wetlands and surface waters to facilitate infiltration and maintain stable water temperatures, provide for biological diversity, reduce amount and velocity of run-off, and provide for wildlife habitat.
✓	Policy L-35: Ensure buildings, roads, and other features are located on less sensitive portions of a site when sensitive areas are present.
✓	Goal L-BB: Maintain a high quality of life as Renton grows by ensuring that new development is designed to be functional and attractive.
✓	Goal L-FF: Strengthen the visual identity of Renton and its Community Planning Areas and neighborhoods through quality design and development.
✓	Policy L-49: Address privacy and quality of life for existing residents by considering scale and context in infill project design.

14. **Zoning Development Standard Compliance:** The site is classified Residential-4 (R-4) on the City's Zoning Map. The R-4 designation serves as a transition between rural designation zones and higher density residential zones. It is intended as an intermediate lower density residential zone. Larger lot subdivisions are preferred; however, "cluster development" is allowed on sites where open space amenities are created. Resulting development is intended to be superior in design and siting than that which would normally occur otherwise. The proposal is compliant with the following development standards if all conditions of approval are met:

Compliance	R-4 Zone Develop Standards and Analysis			
✓	<p>Density: There is no minimum density required in the R-4 zone. The maximum density permitted is 4.0 dwelling units per net acre. Net density is calculated after the deduction of sensitive areas, areas intended for public right-of-way, and private access easements.</p> <p><i>Staff Comment: The project site totals 107,639 square feet (2.47 acres). After the deduction of 9,023 square feet of public streets, 4,059 square feet of private streets, and 882 square feet of wetland area, the site has a net area of 93,675 square feet (2.15 acres). The proposal for 6 lots on the project site would result in a net density of 2.79 dwelling units per acre (6 lots / 2.15 acres = 2.79 du/ac), which is less than the maximum density permitted in the R-4 zone.</i></p>			
✓	<p>Lot Dimensions: The minimum lot size permitted in the R-4 zone is 9,000 sq. ft., except for cluster development where the minimum lot size of the R-6 zone, 7,000 sq. ft., is permitted. A minimum lot width of 70 feet is required (80 feet for corner lots) and a minimum lot depth of 100 feet is required in the R-4 zone. Cluster development is permitted to utilize the minimum lot width and depth requirements of the R-6 zone, which are: a minimum width of 60 feet (70 feet for corner lots) and a minimum depth of 90 feet.</p> <p>The following table identifies the proposed approximate dimensions for Lots 1-6</p>			
	Proposed Lot	Lot Size (sq. ft.)	Lot Width (feet)	Lot Depth (feet)
	Lot 1	32,018	129.39	222.80
	Lot 2	7,385	80.06	90.00
	Lot 3	7,200	80.06	90.00
	Lot 4	7,173	60.05	120.00
	Lot 5	7,200	60.05	120.00
	Lot 6	8,400	70.05	120.00
	Tract A	5,569	N/A	N/A
	Tract B	17,539	N/A	N/A
	Tract C	2,073	N/A	N/A
	Private Road C	4,058	N/A	N/A
	<p><i>Staff Comment: As proposed all lots comply with the minimum lot size, width, and depth requirements for cluster development within the R-4 zone.</i></p>			
Compliant if condition of approval is met	<p>Setbacks: The required setbacks in the R-4 zone are as follows: front yard is 30 feet, side yard is combined 20 feet with not less than 7.5 feet on either side, side yard along the street 30 feet, and the rear yard is 25 feet. Cluster development in the R-4 zone is permitted to utilize the setback requirements of the R-6 zone, as follows: front yard is 25 feet, rear yard is 25 feet, side yard is combined 15 feet with not less than 5 feet on either side, and side yard along a street is 25 feet.</p> <p><i>Staff Comment: The front yard of the existing single family residence is oriented towards the west, facing Nile Avenue NE. The single family residence is proposed to remain along with a detached accessory structure (Quonset Hut). A shop is proposed for removal. The existing residence and Quonset Hut would comply with the setback</i></p>			

	<p><i>requirements of the provided the shop is removed. Staff recommends, as a condition of approval, that the applicant obtain a demolition permit for the removal of the shop and complete all required inspections prior to the recording of the short plat.</i></p> <p><i>Setbacks for the new residences would be verified at the time of building permit review.</i></p>
✓	<p>Building Standards: The R-4 zone has a maximum building coverage of 35% and a maximum impervious surface coverage of 50%, except Cluster Development is permitted to utilize the R-6 standards which include a maximum building coverage of 40% and a maximum impervious surface coverage of 55%. A Code Interpretation (CI-73) (Exhibit 15) was adopted regarding building height requirements. In the R-4 zone, a maximum building height of 2 stories with a wall plate height of 24 feet is permitted. Roofs with a pitch equal to or greater than 4:12 may project an additional six (6) vertical feet from the maximum wall plate height; common rooftop features, such as chimneys, may project an additional four (4) vertical feet from the roof surface. Non-exempt vertical projections (e.g., decks, railings, etc.) shall not extend above the maximum wall plate height unless the projection is stepped back one-and-a-half (1.5) horizontal feet from each façade for each one (1) vertical foot above the maximum wall plate height. Reserved.</p> <p>Wall plates supporting a roof with only one (1) sloping plane (e.g., shed roof) may exceed the stated maximum if the average of wall plate heights is equal or less than the maximum wall plate height allowed.</p> <p><u>Staff Comment:</u> <i>The existing residence and Quonset Hut would have a building coverage of 11% and an impervious surface coverage of 27%, which is less than the maximum allowed. Building height, building coverage, and impervious surface coverage for the new single family residences would be verified at the time of building permit review.</i></p>
Compliant if Condition of Approval is met	<p>Landscaping: The City's landscape regulations (RMC 4-4-070) require a 10-foot landscape strip along all public street frontages. Additional minimum planting strip widths between the curb and sidewalk are established according to the street development standards of RMC 4-6-060. Street trees and, at a minimum, groundcover, are to be located in this area when present. Spacing standards shall be as stipulated by the Department of Community and Economic Development, provided there shall be a minimum of one street tree planted per address. Any additional undeveloped right-of-way areas shall be landscaped unless otherwise determined by the Administrator. Where there is insufficient right-of-way space or no public frontage, street trees are required in the front yard subject to approval of the Administrator. A minimum of two trees are to be located in the front yard prior to final inspection for the new Single Family Residence.</p> <p><u>Staff Comment:</u> <i>A Conceptual Landscape Plan (Exhibit 5) was submitted with the application materials. The landscape plan shows a 10-foot wide landscape strip along the Nile Avenue NE and NE 7th Place street frontages. In addition, an 8-foot wide planting strip is proposed between the curb and sidewalk along the Nile Avenue NE and NE 7th Place frontages. Existing landscaping installed as part of the Olympus Villa Plat along the NE 7th Place frontage abutting the northwestern corner of the project site is proposed to remain and would be incorporated into the 8-foot landscape strip required between the curb and sidewalk. The proposed landscaped areas would be vegetated with the following trees: autumn purple ash, vine maple, eastern redbud, shore pine, and Douglas fir. The following shrubs are proposed: emerald green</i></p>

	<p><i>arborvitae, dwarf maiden grass, sword fern, compact strawberry tree, white rockrose, dwarf mugo pine, Spanish lavender, daylily, and blue star juniper. The following groundcover is proposed kinnickinnick and creeping St. John's wort.</i></p> <p><i>Staff from the City's Community Services Department have reviewed the Conceptual Landscape Plan and have recommended that the street trees proposed along NE 7th Place be replaced with Redmond Linden trees (Tilia americana x erchlera). Staff recommends, as a condition of approval, that a detailed landscape plan be submitted at the time of Utility Construction Permit review. The detailed landscape plan shall include Redmond Linden trees (Tilia americana x erchlera) within the 8-foot landscape strip between the curb and sidewalk along NE 7th Place. The detailed landscape plan shall be submitted to the Current Planning Project Manager for review and approval.</i></p>
✓	<p>Tree Retention: The City's adopted Tree Retention and Land Clearing Regulations require the retention of 30 percent of trees in a residential development.</p> <p>Significant trees shall be retained in the following priority order:</p> <p>Priority One: Landmark trees; significant trees that form a continuous canopy; significant trees on slopes greater than twenty percent (20%); Significant trees adjacent to critical areas and their associated buffers; and Significant trees over sixty feet (60') in height or greater than eighteen inches (18") caliper.</p> <p>Priority Two: Healthy tree groupings whose associated undergrowth can be preserved; other significant native evergreen or deciduous trees; and Other significant non-native trees.</p> <p>Priority Three: Alders and cottonwoods shall be retained when all other trees have been evaluated for retention and are not able to be retained, unless the alders and/ or cottonwoods are used as part of an approved enhancement project within a critical area or its buffer.</p> <p>A minimum tree density shall be maintained on each residentially zoned lot. For detached single family development, the minimum tree density is two (2) significant trees for every five thousand (5,000) square feet. The tree density may consist of existing trees, replacement trees, trees required pursuant to RMC 4-4-070F1, Street Frontage Landscaping Required, or a combination.</p> <p><i>Staff Comment: A Tree Retention Plan (Exhibit 10), Tree Retention Worksheet (Exhibit 16), and a Conceptual Landscape Plan (Exhibit 5) were included in the submitted application materials. A total of 27 significant trees have been identified on the project site, of those 1 is located within a private street and 6 are located within the wetland and/or associated buffer area, resulting in 20 protected trees. Of the 20 protected trees, 30% or 6 trees are required to be retained or replaced. The applicant is proposing to retain all 20 protected trees, which exceeds the minimum tree retention requirements. The Conceptual Landscape Plan (Exhibit 5) identifies the tree density requirements for each lot. Lot 1 is required to maintain a tree density of 14 trees, Lots 2-5 are required to maintain a tree density of 3 trees and Lot 6 is required to maintain a tree density of 4 trees. The Landscape Plan (Exhibit 5) indicates a total of 124 caliper inches of retained trees would on Lot 1 would provide the required minimum tree density. On Lot 2, a total of 26 caliper inches of retained trees would provide the required minimum tree density. Lots 3-6 include the planting of additional trees to comply with the minimum tree density requirements.</i></p> <p><i>A Final Tree Retention and Land Clearing Plan would be required at the time of Utility</i></p>

	<i>Construction Permit review.</i>
✓	<p>Parking: Parking regulations require that a minimum of two parking spaces be provided for each detached dwelling.</p> <p>Driveway cuts are required to be a minimum of 5 feet from property lines and new driveways may be a maximum of 16 feet in width at the property line. Maximum driveway slopes shall not exceed fifteen percent (15%); provided, that driveways exceeding eight percent (8%) shall provide slotted drains at the lower end with positive drainage discharge to restrict runoff from entering the garage/residence or crossing any public sidewalk.</p> <p><u>Staff Comment:</u> <i>Each lot contains adequate area for the provision of the required parking spaces. Compliance with the driveway standards would be verified at the time of building permit review.</i></p>

15. **Design Standards:** Residential Design and Open Space Standards (RMC 4-2-115) are applicable in the R-4, R-6, R-8 zone. The Standards implement policies established in the Land Use Element of the Comprehensive Plan. Compliance with Site Design Standards must be demonstrated prior to approval of the subdivision. Compliance with Residential Design Standards would be verified prior to issuance of the building permit for the new single family homes. The proposal is consistent with the following design standards, unless noted otherwise:

Compliance not yet demonstrated	<p>Garages: One of the following is required; the garage is:</p> <ol style="list-style-type: none"> 1. Recessed from the front of the house and/or front porch at least eight feet (8'), or 2. Located so that the roof extends at least five feet (5') (not including eaves) beyond the front of the garage for at least the width of the garage plus the porch/stoop area, or 3. Alley accessed, or 4. Located so that the entry does not face a public and/or private street or an access easement, or 5. Sized so that it represents no greater than fifty percent (50%) of the width of the front facade at ground level, or 6. Detached. <p>The portion of the garage wider than twenty six-feet (26') across the front shall be set back at least two feet (2').</p> <p><u>Staff Comment:</u> <i>Compliance for this standard would be verified at the time of building permit review.</i></p>
Compliance not yet demonstrated	<p>Primary Entry: One of the following is required:</p> <ol style="list-style-type: none"> 1. Stoop: minimum size four feet by six feet (4' x 6') and minimum height twelve inches (12") above grade, or 2. Porch: minimum size five feet (5') deep and minimum height twelve inches (12") above grade. <p>Exception: in cases where accessibility (ADA) is a priority, an accessible route may be taken from a front driveway.</p> <p><u>Staff Comment:</u> <i>Compliance for this standard would be verified at the time of building</i></p>

	<i>permit review.</i>
Compliance not yet demonstrated	<p>Façade Modulation: One of the following is required:</p> <ol style="list-style-type: none"> 1. An offset of at least one story that is at least ten feet (10') wide and two feet (2') in depth on facades visible from the street, or 2. At least two feet (2') offset of second story from first story on one street facing facade. <p><u>Staff Comment:</u> <i>Compliance for this standard would be verified at the time of building permit review.</i></p>
Compliance not yet demonstrated	<p>Windows and Doors: Windows and doors shall constitute twenty-five percent (25%) of all facades facing street frontage or public spaces.</p> <p><u>Staff Comment:</u> <i>Compliance for this standard would be verified at the time of building permit review.</i></p>
N/A	Scale, Bulk, and Character: N/A
Compliance not yet demonstrated	<p>Roofs: One of the following is required for all development:</p> <ol style="list-style-type: none"> 1. Hip or gabled with at least a six to twelve (6:12) pitch for the prominent form of the roof (dormers, etc., may have lesser pitch), or 2. Shed roof. <p>Additionally, for subdivisions greater than nine (9) lots: A variety of roof forms appropriate to the style of the home shall be used.</p> <p><u>Staff Comment:</u> <i>Compliance for this standard would be verified at the time of building permit review.</i></p>
Compliance not yet demonstrated	<p>Eaves: Both of the following are required:</p> <ol style="list-style-type: none"> 1. Eaves projecting from the roof of the entire building at least twelve inches (12") with horizontal fascia or fascia gutter at least five inches (5") deep on the face of all eaves, and 2. Rakes on gable ends must extend a minimum of two inches (2") from the surface of exterior siding materials. <p><u>Staff Comment:</u> <i>Compliance for this standard would be verified at the time of building permit review.</i></p>
Compliance not yet demonstrated	<p>Architectural Detailing: If one siding material is used on any side of the dwelling that is two stories or greater in height, a horizontal band that measures at least eight inches (8") is required between the first and second story.</p> <p>Additionally, one of the following is required:</p> <ol style="list-style-type: none"> 1. Three and one half inch (3 1/2") minimum trim surrounds all windows and details all doors, or 2. A combination of shutters and three and one half inches (3 1/2") minimum trim details all windows, and three and one half inches (3 1/2") minimum trim details all doors. <p><u>Staff Comment:</u> <i>Compliance for this standard would be verified at the time of building permit review.</i></p>
Compliance not yet demonstrated	<p>Materials and Color: For subdivisions and short plats, abutting homes shall be of differing color. Color palettes for all new dwellings, coded to the home elevations, shall be submitted for approval.</p>

	<p>Additionally, one of the following is required:</p> <ol style="list-style-type: none"> 1. A minimum of two (2) colors is used on the home (body with different color trim is acceptable), or 2. A minimum of two (2) differing siding materials (horizontal siding and shingles, siding and masonry or masonry-like material, etc.) is used on the home. One alternative siding material must comprise a minimum of thirty percent (30%) of the street facing facade. If masonry siding is used, it shall wrap the corners no less than twenty four inches (24"). <p><u>Staff Comment:</u> Compliance for this standard would be verified at the time of building permit review.</p>
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16. **Critical Areas:** Project sites which contain critical areas are required to comply with the Critical Areas Regulations (RMC 4-3-050). The proposal is consistent with the Critical Areas Regulations, if all conditions of approval are complied with:

Compliant if condition of approval is met

Wetlands: The following buffer requirements are applicable to wetlands in accordance with RMC 4-3-050G.2:

Wetland Category	Buffer Width				Structure Setback beyond buffer
	High Habitat Function (8-9 points)	Moderate Habitat Function (5-7 points)	Low Habitat Function (3-4 points)	All Scores	Other
Category I – Bogs & Natural Heritage Wetlands	200 ft.				15 ft.
Category I – All Others	200 ft.	150 ft.	115 ft.	115 ft.	
Category II	175 ft.	150 ft.	100 ft.	n/a	
Category III	125 ft.	100 ft.	75 ft.	n/a	
Category IV	50 ft.			n/a	

Staff Comment: The applicant submitted a Critical Areas Report prepared by Sewall Wetland Consulting, Inc., dated February 8, 2016 with the project application (Exhibit 2) and a Critical Area Mitigation Plan (Exhibit 3). One wetland (Wetland A) was identified on the project site. The majority of the wetland is located offsite to the south (within the abutting Weston Heights Plat, LUA14-000958), the northern tip of the wetland encroaches onto the south central portion of the project site. According to the submitted Critical Areas Report (Exhibit 2), the wetland met the criteria for a Category III wetland with 3 habitat points. A Category III wetland with 3-4 habitat

points would have a standard buffer of 75 feet.

Currently, the full 75-foot buffer consists of mowed lawn and provided little buffer function. The applicant is proposing a 25 percent buffer reduction, down to a minimum of 56.25 feet, with enhancement. The installation of woody trees and shrubs would provide a natural barrier to intrusion into the wetland, increase forage and species diversity for wildlife, increase a source of organic material that can contribute to the wetland, and increase the surface water flow path as well as create shade for the wetland. The City's adopted Critical Areas Regulations (RMC 4-3-050) include requirements for wetland buffer reduction with enhancement. The buffer reduction is required where the buffer abuts the rear property line of Lot 2 and the southwest corner of Lots 3 and 4 to ensure that these lots are able to comply with the minimum dimensional requirements for Cluster Development in the R-4 zone. The buffer reduction is not needed where the buffer is wholly contained within Open Space Tracts A and B or within Lot 1. Therefore, staff recommends, as a condition of approval, that the proposed Critical Area Mitigation Plan be amended to provide additional enhanced wetland buffer areas as depicted in Exhibit 11. A Final Critical Area Mitigation Plan shall be submitted at the time of Utility Construction Permit review for review and approval by the Current Planning Project Manager.

A soft surface public trail is proposed to be constructed within Open Space Tracts A, B, and C with a portion of the trail traversing through the wetland buffer area. The trail is proposed to be 5 feet in width and accessible to the public. The trail would connect Nile Avenue NE and cross over the shared driveway (Private Road C) to Tract C before connecting to NE 7th Place. Staff previously recommended that the trail be signed and an easement be recorded over the trail, identifying the trail for public use (see FOF 6)

17. **Street Modification Analysis:** The applicant is requesting a modification from RMC 4-6-060F.2 "Minimum Design Standards Table for Public Streets and Alleys" to provide a 44-foot pavement section (one 11-foot thru lane in each direction, 12-foot two-way left turn lane, and 5-foot bike lane each direction) centered on the right of way centerline, 0.5 curb, 8-foot planting strip, 5-foot sidewalk and 1-foot between the back of sidewalk and the right of way line for a total of 73 feet of right of way. The requested proposal removes the 8-foot parking on either side of the roadway and increases each lane width by 1-foot. The resulting right of way dedication is 6.5 feet along the east side of Nile Avenue NE.

The proposal is compliant with the following modification criteria, pursuant to RMC 4-9-250D, if all conditions of approval are met. Therefore, staff is recommending approval of the requested modification as noted below:

Compliance	Street Modification Criteria and Analysis
✓	<p>a. Substantially implements the policy direction of the policies and objectives of the Comprehensive Plan Land Use Element and the Community Design Element and the proposed modification is the minimum adjustment necessary to implement these policies and objectives.</p> <p><u>Staff Comment:</u></p> <p>The Community Design Element has applicable policies listed under a separate section labeled Streets, Sidewalks and Streetscapes. These policies address walkable neighborhoods, safety and shared uses. Two specific policies support the decision to modify the street standards to a modified Collector Arterial street in this residential area. These policies are Policy CD-102 and Policy CD-103 which state that the goal is to promote new development with "walkable places," "support grid and flexible grid street</p>

	<i>and pathway patterns,” and “are visually attractive, safe, and healthy environments.” The requested street modifications are consistent with these policy guidelines.</i>
✓	<p>b. Will meet the objectives and safety, function, appearance, environmental protection and maintainability intended by the Code requirements, based upon sound engineering judgment.</p> <p><u>Staff Comment:</u></p> <p><i>The City’s Public Works Transportation section and Community and Economic Development section reviewed Nile Avenue NE and the surrounding area and have determined that the modified Collector Arterial street section is more suitable for this location of Nile Avenue NE. This determination was based on the fact that the roadway is directly adjacent to single family residences and there is insufficient space between the existing right of way and the existing homes to expand the roadway section to meet the full Collector Arterial street standards.</i></p>
✓	<p>c. Will not be injurious to other property(ies) in the vicinity.</p> <p><u>Staff Comment:</u></p> <p><i>The modified Collector Arterial street standards will meet the requirements for safe vehicular and pedestrian use within the existing right of way.</i></p>
✓	<p>d. Conforms to the intent and purpose of the Code.</p> <p><u>Staff Comment:</u></p> <p><i>This modification provides a safe pedestrian route in and around the existing neighborhood.</i></p>
✓	<p>e. Can be shown to be justified and required for the use and situation intended; and</p> <p><u>Staff Comment:</u></p> <p><i>The modified Collector Arterial street standards provide a safe design for vehicles and pedestrians.</i></p>
✓	<p>f. Will not create adverse impacts to other property(ies) in the vicinity.</p> <p><u>Staff Comment:</u></p> <p><i>There are no identified adverse impacts from this modification to modify Nile Avenue NE from the Collector Arterial street standards to the modified Collector Arterial street standards.</i></p>

18. **Compliance with Subdivision Regulations:** RMC 4-7 Provides review criteria for the subdivisions. The proposal is consistent with the following subdivision regulations if all conditions of approval are complied with:

Compliance	Subdivision Regulations and Analysis
✓	<p>Access: Each lot must have access to a public street or road. Access may be by a shared driveway per the requirements of the street standards.</p> <p>The maximum width of single loaded garage driveways shall not exceed nine feet (9') and double loaded garage driveways shall not exceed sixteen feet (16').</p> <p><u>Staff Comment:</u> <i>Access to Lot 1 is currently provided via a residential driveway off of Nile Avenue NE, the proposed short plat would retain this existing access. Access to Lots</i></p>

	<p>2-6 is proposed via residential driveways off of NE 7th Place. A 26-foot wide shared driveway (Private Road C) is proposed to provide access to three lots proposed as part of the Weston Heights subdivision to the south of the project site (LUA14-000958). The creation of a shared driveway access in this location was required as a condition of approval for the Weston Heights subdivision.</p>
N/A	<p>Blocks: Blocks shall be deep enough to allow two tiers of lots.</p> <p><u>Staff Comment:</u> N/A</p>
✓	<p>Lots: The size, shape, orientation, and arrangement of the proposed lots comply with the requirements of the Subdivision Regulations and the Development Standards of the R-4 zone and allow for reasonable infill of developable land. All of the proposed lots meet the requirements for minimum lot size, depth, and width.</p> <p><u>Staff Comment:</u> The proposed lots are rectangular in shape and comply with the minimum lot size, width, and depth requirements for Cluster Development in the R-4 zone.</p>
✓	<p>Streets: The proposed street system shall extend and create connections between existing streets per the Street Standards outlined in RMC 4-6-060 Street Standards.</p> <p><u>Staff Comment:</u> The site is bounded to the north by NE 7th Place and to the west by Nile Avenue NE. Nile Avenue NE is classified as a neighborhood collector arterial. NE 7th Place is classified as a residential access street. Per the King County Assessor's Map, the existing right-of-way for Nile Avenue NE is approximately 60' and the existing right-of-way for NE 7th Place is approximately 40 feet.</p> <p>Per RMC 4.6.060, the minimum right of way for a neighborhood collector arterial (Nile) with two lanes is 83 feet. A 0.5-foot curb, 8-foot planting strip, and 8-foot sidewalk is required along the entire project frontage. The minimum pavement width is 46 feet with 30 feet as travel lanes and 8 feet of parking on both sides. A bicycle facility is required. The required turning radius for a collector arterial is 35 feet.</p> <p>The applicant submitted a formal modification request dated February 18, 2016 (Exhibit 14) regarding the street standard along the Nile Avenue frontage. The applicant is proposing to use a half street section of 22 feet of pavement, a 0.5-foot curb, 8-foot planting strip, 5-foot sidewalk, and 1-foot clear behind the sidewalk along the Nile Avenue NE frontage. This is the same modification request the City received and approved for the Weston Heights Plat to the south. City staff is recommending approval of the applicant's modification request (see FOF 17).</p> <p>The City will require a modified half street section composing of 22 feet of pavement, a 0.5-foot curb, 8-foot planting strip, 5-foot sidewalk, and 1-foot clear behind the sidewalk. This matches the proposed street section for the Weston Heights Plat.</p> <p>The curb radius shown at the corner of NE 7th Place and Nile Avenue NE on the Preliminary Road Plan is shown as 25 feet. This does not meet the City's street standards. The required turning radius for an intersection involving a collector arterial is 35 feet. Compliance with the appropriate turning radius requirement will be verified during the Utility Construction Permit Review.</p> <p>Per RMC 4 6 060, the minimum right of way for a residential access street (NE 7th) is 53 feet. A 0.5-foot curb, 8-foot planting strip, and 5-foot sidewalk is required along the entire project frontage. The minimum pavement width is 26 feet with 20 feet as travel lanes and 6 feet of parking on one side. The proposed street section for NE 7th Place meets the street standards for residential access streets.</p>

✓	<p>Relationship to Existing Uses: The proposed project is compatible with existing surrounding uses.</p> <p><i>Staff Comment: The project site is surrounded by R-4 zoned properties developed with single family residences to the north, south, east, and west. The Weston Heights Plat (LUA14-000958), which abuts the project site to the south and Olympus Villa (LUA10-090), which is located to the north across NE 7th Place, were both approved utilizing the Cluster Development standards. The proposed lots are consistent in area to the lots approved as part of the Weston Heights North and Olympus Villa subdivisions.</i></p>
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19. Availability and Impact on Public Services:

Compliance	Availability and Impact on Public Services Analysis
✓	<p>Police and Fire: Police and Fire Prevention staff indicates that sufficient resources exist to furnish services to the proposed development; subject to the condition that the applicant provides Code required improvements and fees. Fire impact fees are applicable at the rate of \$495.10 per single family unit. This fee is paid at time of building permit issuance.</p>
✓	<p>Schools: It is anticipated that the Issaquah School District can accommodate any additional students generated by this proposal at the following schools: Apollo Elementary, Maywood Middle School and Liberty High School. Any new students from the proposed development would be bussed to their schools. The stop is located at the northwest corner of the site at the intersection of NE 7th Place and Nile Avenue NE. The proposed project includes the installation of frontage improvements along the Nile Avenue NE and NE 7th Place frontage, including sidewalks. Students would walk along the sidewalks along NE 7th Place and Nile Avenue NE to the bus stop at the intersection of NE 7th Place and Nile Avenue NE at the northwest corner of the project site.</p> <p>A School Impact Fee, based on new single-family lots, will be required in order to mitigate the proposal's potential impacts to the Issaquah School District. The fee is payable to the City as specified by the Renton Municipal Code. Currently the fee is assessed at \$4,635.00 per single family residence.</p>
✓	<p>Parks: A Park Impact Fee would be required for the future houses. The current Park Impact Fee is \$1,887.94. The fee in effect at the time of building permit application is applicable to this project and is payable at the time of building permit issuance.</p>
✓	<p>Storm Water: An adequate drainage system shall be provided for the proper drainage of all surface water.</p> <p><i>Staff Comment: A Technical Information Report (TIR) prepared by Side Development Associates, dated February 24, 2016 was submitted with the project application (Exhibit 12). The site is approximately 2.47 acres in area and is located in the City's Flow Control Duration Standard (Forested Conditions). The site is located in the Lower Cedar River drainage basin. The site contains multiple natural discharge locations that combine together as part of one Threshold Drainage Area (TDA) within a quarter mile downstream of the site.</i></p> <p><i>According to the submitted TIR (Exhibit 12), the west half of the project site generally slopes to the west, discharging to the road side ditch along the east side of Nile Avenue NE. The ditch is primarily grasses, but has been stabilized with quarry spalls in some locations, and contains a number of culvert crossings beneath various intersections and driveways. The east half of the project site generally drains to the west and into Wetland A, then flows west where it is intercepted by the public storm drainage system</i></p>

	<p><i>in Orcas Avenue W, then is conveyed to the Nile Avenue NE roadside ditch.</i></p> <p><i>The project is proposing to detain surface runoff through three separate facilities to meet the City's Flow Control standards. The majority of the western portion of the site where the existing home sits will remain undisturbed. Disturbed areas in the western portion of the site along Nile Avenue NE will drain south to an underground detention vault that is being designed as part of the Weston Heights Plat. The detention vault will discharge south to a new storm drain and ultimately to a swale along the eastern frontage of Nile Avenue NE. The eastern portion of the site will drain south to a pond that is being designed as part of the Weston Heights Plat. The pond will discharge west to the existing wetland via a flow spreader. The northern frontage of the site along NE 7th Place will drain north to the existing Olympus Villa detention pond. The flow control structure for the Olympus Villa detention pond will be reconfigured to accommodate the historic release rates of the new area discharging to it. The wetland in the south-central portion of the site will remain undisturbed. The design maintains the natural discharge locations of the site.</i></p> <p><i>The project is proposing to use wetpools to meet the City's standards for Basic Water Quality treatment. The detention vault and pond that are proposed as part of the Weston Heights Plat are both designed to contain wetpools. The existing Olympus Villa detention pond also contains a wetpool.</i></p> <p><i>Storm facilities designed and permitted as part of the Weston Heights Plat would need to be installed prior to construction of the Weston Heights North Short Plat.</i></p> <p><i>The project will also require individual lot Flow Control BMPs. Please see section 1.2.3.3 and Section C.1.3.1 of the City amendments to the KCSWDM for Flow Control BMP requirements. All core and special requirements shall be addressed in the updated TIR. The preliminary TIR is missing discussion of Special Requirement #6.</i></p> <p><i>Drainage improvements along all street frontages shall conform to the City's street standards. Storm drains should be located outside of the planter and the sidewalk. Required horizontal and vertical separation from other utilities shall be provided.</i></p> <p><i>The updated drainage plan and TIR will be required as part of the utility permit submittal. The final sizing and design of the proposed drainage improvements would be reviewed for compliance with the adopted 2009 King County Surface Water Design Manual and City of Renton amendments during Utility Construction Permit review.</i></p>
✓	<p>Water: Water service is provided by King County Water District 90. A water availability certificate from King County Water District 90 will need to be provided. Review of the water plans will be conducted by King County Water District 90 and the City of Renton Fire Department. Plans approved by King County Water District 90 shall be routed to the City for final review prior to permit issuance.</p>
✓	<p>Sanitary Sewer: Sewer service is provided by the City of Renton. There is an existing 8" PVC sewer north of the site in NE 7th Place that flows from east to west. The sewer discharges to a manhole (COR Facility ID MH5572) in Nile Avenue NE. This manhole serves at the connection point to the 8" PVC sewer in Nile Avenue NE. The sewer in Nile Avenue NE flows from south to north.</p> <p>An extension of the proposed 8" sewer main in Nile Avenue NE being permitted under the Weston Heights Plat (U15 006162) will be required to serve 703 Nile Avenue NE. This extension will be reviewed under U15 006162. Sewage from the existing house at 702 Nile Avenue NE is managed by a private on site system. The preliminary utility plan shows that this private system will remain for lot 1. A sewer stub will need to be</p>

	installed to serve this lot.
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	The development is subject to a system development charge (SDC) for sewer service. The SDC for sewer service is based on the size of the domestic water service. The current SDC for sewer service with a 1" water meter installation is \$2,242 per installation. Fees are payable at time of permit issuance.
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	This site is in the East Renton Interceptor Special Assessment District (SAD) and the fee is \$316.80 per lot. Fees are payable at time of permit issuance.
--	---

I. CONCLUSIONS:

1. The subject site is located in the Residential Low Density (LD) Comprehensive Plan designation and complies with the goals and policies established with this designation, see FOF 13.
2. The subject site is located in the R-4 zoning classification and complies with the zoning and development standards for Cluster Development established with this designation provided the applicant complies with City Code and conditions of approval see FOF 14.
3. The proposed short plat complies with the Residential Design and Open Space Standards provided the applicant complies with City Code and conditions of approval see FOF 15.
4. The proposed short plat complies with the Critical Areas Regulations provided the applicant complies with City Code and conditions of approval, see FOF 16.
5. The proposed short plat and street modification complies with the Modification Criteria provided the applicant complies with City Code and conditions of approval see FOF 17.
6. The proposed short plat complies with the subdivision regulations as established by City Code and state law provided all advisory notes and conditions are complied with, see FOF 18.
7. The proposed short plat and street modification complies with the street standards as established by City Code, provided the project complies with all advisory notes and conditions of approval contained herein, see FOF 18.
8. There are safe walking routes to the school bus stop, see FOF 19.
9. There are adequate public services and facilities to accommodate the proposed short plat, see FOF 19.

J. DECISION:

The Weston Heights North Short Plat and Street Modification, File No. LUA16-000140, as depicted in Exhibit 8, is approved and is subject to the following conditions:

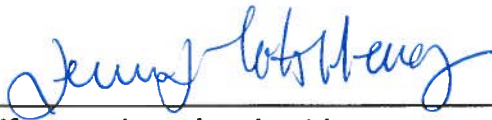
1. A public trail easement shall be recorded over the full length of the soft surface trail proposed within the Open Space tracts (Tracts A and B). Signage shall be installed at both ends of the trail notifying the public that the trail is available for public use.
2. The applicant shall obtain a demolition permit for the removal of the shop and complete all required inspections prior to the recording of the short plat.
3. A detailed landscape plan shall be submitted at the time of Utility Construction Permit review. The detailed landscape plan shall include Redmond Linden trees (*Tilia americana* x *erchclora*) within the 8-foot landscape strip between the curb and sidewalk along NE 7th Place. The detailed landscape plan shall be submitted to the Current Planning Project Manager for review and approval.
4. The proposed Critical Area Mitigation Plan shall be amended to provide additional enhance wetland buffer areas as depicted in Exhibit 11. A Final Critical Area Mitigation Plan shall be submitted at the time of Utility Construction Permit review for review and approval by the Current Planning Project Manager.

April 8, 2016

Page 18 of 19

DATE OF DECISION ON LAND USE ACTION:

SIGNATURE:



Jennifer Henning, Planning Director

4/8/2016

Date

TRANSMITTED this 8th day of April, 2016 to the Owner/Applicant/Contact:

Owner:

Awesome Yah Church
702 Nile Avenue NE
Renton, WA 98059

Applicant:

Kevin O'Brien, Weston Heights
LLC, 15 Lake Bellevue Drive, Suite 102
Bellevue, WA 98005

Contact:

Scott Mesic, Site Development
Associates, LLC
1724 W Marine View Drive, Suite 120
Everett, WA 98012

TRANSMITTED this 8th day of April, 2016 to the Parties of Record:

Kimberly Racine
653 Pasco Place NE
Renton, WA 98059

Jon Newman
8070 Langston Road S
Seattle, WA 98178

TRANSMITTED this 8th day of April, 2016 to the following:

Chip Vincent, CED Administrator
Brianna Bannwarth, Development Engineering Manager
Jan Conklin, Development Services
Vanessa Dolbee, Current Planning Manager
Fire Marshal

K. LAND USE ACTION APPEALS, REQUEST FOR RECONSIDERATION, & EXPIRATION:

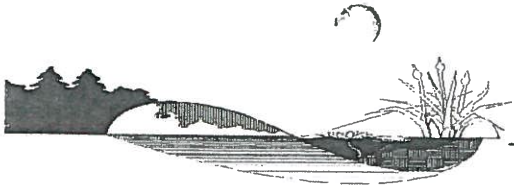
The administrative land use decision will become final if the decision is not appealed within 14 days of the decision date.

APPEAL: This administrative land use decision will become final if not appealed in writing to the Hearing Examiner on or before 5:00 PM on April 22, 2016. An appeal of the decision must be filed within the 14-day appeal period (RCW 43.21.C.075(3); WAC 197-11-680), together with the required fee to the Hearing Examiner, City of Renton, 1055 South Grady Way, Renton, WA 98057. RMC 4-8-110.B governs appeals to the Hearing Examiner and additional information regarding the appeal process may be obtained from the City Clerk's Office, (425) 430-6510.

EXPIRATION: The administrative short plat decision will expire two (2) years from the date of decision. A single one (1) year extension may be requested pursuant to RMC 4-7-070.M.

RECONSIDERATION: Within 14 days of the decision date, any party may request that the decision be reopened by the approval body. The approval body may modify his decision if material evidence not readily discoverable prior to the original decision is found or if he finds there was misrepresentation of fact. After review of the reconsideration request, if the approval body finds sufficient evidence to amend the original decision, there will be no further extension of the appeal period. Any person wishing to take further action must file a formal appeal within the 14-day appeal time frame.

THE APPEARANCE OF FAIRNESS DOCTRINE: provides that no ex parte (private one-on-one) communications may occur concerning the land use decision. The Doctrine applies not only to the initial decision, but to Appeals to the Hearing Examiner as well. All communications after the decision/approval date must be made in writing through the Hearing Examiner. All communications are public record and this permits all interested parties to know the contents of the communication and would allow them to openly rebut the evidence in writing. Any violation of this doctrine could result in the invalidation of the appeal by the Court.



Sewall Wetland Consulting, Inc.

PO Box 880
Fall City, WA 98024

Phone: 253-859-0515

February 8, 2016

Kevin O'Brien
Taylor Development, Inc.
15 Lake Bellevue Drive, Suite 102
Bellevue, WA. 98005

RE: Critical Area Report- Weston North
City of Renton, Washington
SWC Job #16-107

Dear Kevin,

This report describes our observations of jurisdictional wetlands, streams and buffers on the proposed Weston North Preliminary Plat, located on Parcel #1123059002, in the City of Renton, Washington. The 2.3 acre site is located in the SW ¼ of Section 11, Township 23 North, Range 5 East of the W.M. in King County Washington.

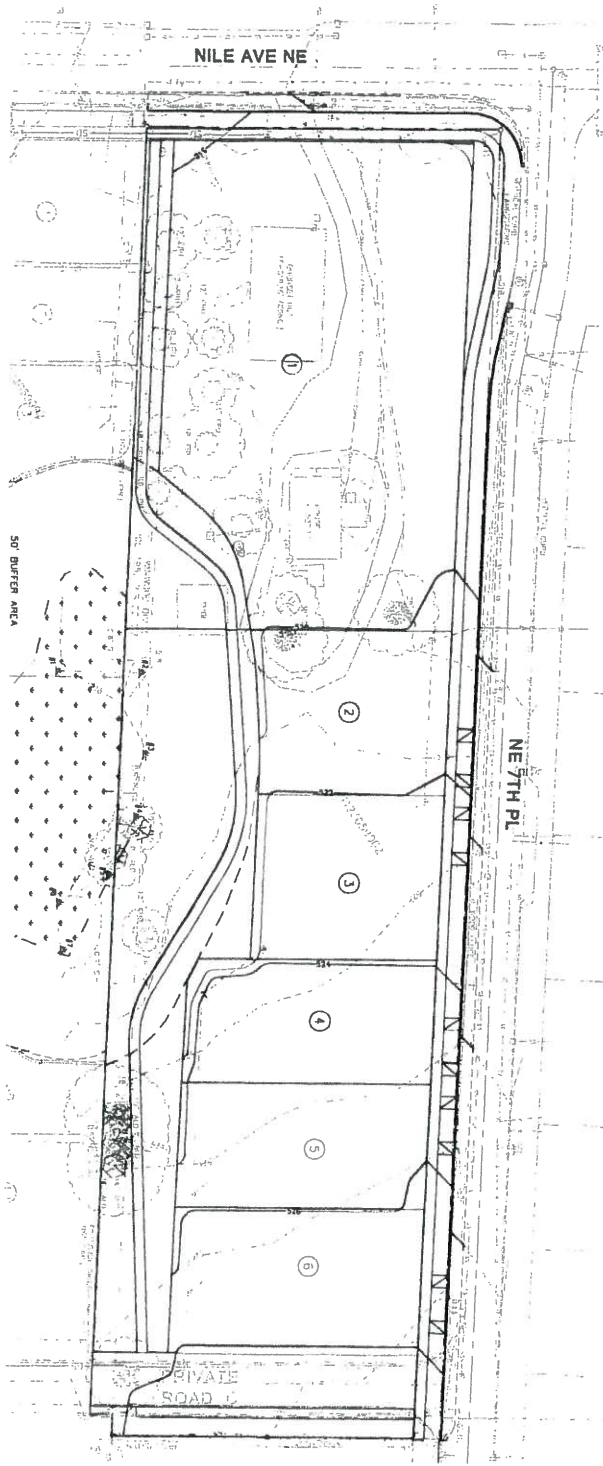
METHODOLOGY

Ed Sewall of Sewall Wetland Consulting, Inc. inspected the site on June 17, 2015 as well as February 23, 2016. The site was reviewed using methodology described in the *Corps of Engineers Wetlands Delineation Manual* (Environmental Laboratory, 1987), and the *Western Mountains, Valleys and Coast region Supplement* (Version 2.0) dated June 24, 2010, as required by the US Army Corps of Engineers as well as the City of Renton. Soil colors were identified using the 1990 Edited and Revised Edition of the Munsell Soil Color Charts (Kollmorgen Instruments Corp. 1990).

**Full Document
Available upon Request**

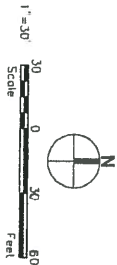
EXHIBIT 2

NW 1/4, SW 1/4 OF SECTION 11, TOWNSHIP 23 NORTH, RANGE 05 EAST, W.M



LEGEND:

PROPOSED MAJOR CONTOUR
PROPOSED MINOR CONTOUR



CITY OF RENTON

COMPLIANCE WITH
CITY OF RENTON STANDARDS

By: _____ Date: _____
By: _____ Date: _____
By: _____ Date: _____

811
Know what's below.
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WESTON HEIGHTS NORTH

GRADING PLAN

Client
WESTON HEIGHTS, LLC
15 LAKE BELLEVUE, STE 102
BELLEVUE, WA 98005
(425) 866-1300



Civil Engineering
Project Management
Planning
1724 W. Marine View Drive, Suite 140, Everett, Washington 98201
Office 425.486.6533 Fax 425.486.6593 www.tacengineering.com

EXHIBIT 4

C3.0



ADVISORY NOTES TO APPLICANT

LUA16-000140



Application Date: February 25, 2016
Name: Weston Heights North

Site Address: 702 NILE Ave NE
RENTON, WA 98059

PLAN - Planning Review - Land Use

Version 1

Technical Services Comments	Contact: Amanda Askren 425-430-7369 aaskren@rentonwa.gov
Please revise Tracts A and B on short plat Tract A should equal the original square footage for Tract L of Windwood Division 3 and Tract B will be the remainder. This will allow to retain the requirements as set forth on the plat and also in the deed under recording no. 20150728000876, while allowing for the private road and street dedication as necessary.	
Sufficient information on how the survey boundary was determined is not shown on survey drawings submitted.	
Basis of Bearing does not tie to the monuments shown on survey drawings submitted.	
Wall encroachment on the southeast corner of the property as called out on survey drawing.	
ROW Dedication legal & exhibit: Legal description as submitted does not close. Missing a call. Legal calls out 77th instead of 7th. Exhibit should have more calls and dimensions to help relate the legal description to the exhibit. Hard to follow as submitted.	

Fire Review - Building Comments	Contact: Corey Thomas 425-430-7024 cthomas@rentonwa.gov
Recommendations: Environmental Impact Comments: 1. The fire impact fees are currently applicable at the rate of \$495.10 per single family unit. Code Related Comments: 1. The fire flow requirement for a single family home is 1,000 gpm minimum for dwellings up to 3,600 square feet (including garage and basements). If the dwelling exceeds 3,600 square feet, a minimum of 1,500 gpm fire flow would be required. A minimum of one fire hydrant is required within 300 feet of the proposed buildings and two hydrants if the fire flow goes up to 1,500 gpm. Existing hydrant can be counted toward the requirements and are up to current code. Water availability certificate is required to be obtained from King County Water District 90. 2. Fire department apparatus access roadways are adequate as they exist.	

Engineering Review Comments	Contact: Ian Fitz-James 425-430-7288 ifitz-james@rentonwa.gov
Recommendations: DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT M E M O R A N D U M DATE: March 24, 2016 TO: Jill Ding, Senior Planner FROM: Ian Fitz James, Civil Plan Reviewer SUBJECT: Utility and Transportation Comments for the Weston Heights North Short Plat 702 Nile Avenue NE LUA 16 000140 I have reviewed the application for the Weston Height North Short Plat located at 702 Nile Avenue NE and have the following comments: EXISTING CONDITIONS WATER: Water service is provided by King County Water District 90. A water availability certificate from King County Water District 90 will need to be provided. SEWER: Sewer service is provided by the City of Renton. There is an existing 8" PVC sewer north of the site in NE 7th Place that flows from east to west. The sewer discharges to a manhole (COR Facility ID MH5572) in Nile Avenue	

EXHIBIT 6

PLAN - Planning Review - Land Use

Version 1 |

Engineering Review Comments

Contact: Ian Fitz-James | 425-430-7288 | ifitz-james@rentonwa.gov

connection point to the 8" PVC sewer in Nile Avenue NE. The sewer in Nile Avenue NE flows from south to north.

STORM DRAINAGE: Drainage from the eastern portion of site currently flows southwest to an existing wetland which extends into the south central portion of the site. The western portion of the site flows west to an existing shallow ditch along the eastern frontage of Nile Avenue NE. Drainage from the shallow ditch flows south.

There is an existing 12" storm drain north of the site along the eastern edge of NE 7th place that flows from east to west. This storm drain was installed as part of the Olympus Villa subdivision. The storm drain discharges to a stormwater detention pond near a low point in NE 7th Place at a Type 1 Catch Basin (COR Facility ID TED4003587). The detention pond (COR Facility ID 178003) is located in King County Parcel No. 6389300120. The detention pond was also installed as part of the Olympus Villa subdivision. Drainage from west of the low point of NE 7th Place is collected by Type 1 Catch basins and conveyed east to the same detention pond.

Drainage from the detention pond is routed west along NE 7th Place to a Type 2 Catch Basin located at the intersection of NE 7th Place and Nile Avenue NE. From this catch basin, drainage flows south in a 15" storm drain along the eastern frontage of Nile Avenue NE.

STREETS: The site is bounded to the north by NE 7th Place and to the west by Nile Avenue NE. Nile Avenue NE is classified as a neighborhood collector arterial. NE 7th Place is classified as a residential access street. Per the King County Assessor's Map, the existing right of way for Nile Avenue NE is approximately 60' and the existing right of way for NE 7th Place is approximately 40'.

CODE REQUIREMENTS

WATER COMMENTS

1. Please obtain a water availability certificate from King County Water District 90 and provide it with the utility permit submittal.
2. Review of the water plans will be conducted by King County Water District 90 and the City of Renton Fire Department.
3. Plans approved by King County Water District 90 shall be routed to the City for final review prior to permit issuance.

SEWER COMMENTS

1. An extension of the proposed 8" sewer main in Nile Avenue NE being permitted under the Weston Heights Plat (U15 006162) will be required to serve 703 Nile Avenue NE. This extension will be reviewed under U15 006162.
2. Sewage from the existing house at 702 Nile Avenue NE is managed by a private on site system. The preliminary utility plan shows that this private system will remain for lot 1. A sewer stub will need to be installed to serve this lot.
3. The development is subject to a system development charge (SDC) for sewer service. The SDC for sewer service is based on the size of the domestic water service. The current SDC for sewer service with a 1" water meter installation is \$2,242 per installation. Fees are payable at time of permit issuance.
4. This site is in the East Renton Interceptor Special Assessment District (SAD) and the fee is \$316.80 per lot. Fees are payable at time of permit issuance.

STORM DRAINAGE COMMENTS

1. Storm drainage improvements for the Weston Heights North Short Plat are being designed concurrently with the drainage improvements for the Weston Heights Plat, which is adjacent to the south. The Weston Heights Plat was reviewed for land use under LUA14 000958 and is being reviewed for a utilities permit under U15 006162.
2. A Preliminary Drainage Plan and Technical Information Report (TIR) completed by SDA were submitted to the City on February 25, 2016. The site is approximately 2.47 acres in size and is located in the City's Flow Control Duration Standard (Forested Conditions). The site is located in the Lower Cedar River drainage basin. The site contains multiple natural discharge locations that combine together as part of one Threshold Drainage Area (TDA) within a quarter mile downstream of the site.

The project is proposing to detain surface runoff through three separate facilities to meet the City's Flow Control standards. The majority of the western portion of the site where the existing home sits will remain undisturbed. Disturbed areas in the western portion of the site along Nile Avenue NE will drain south to an underground detention vault that is being designed as part of the Weston Heights Plat. The detention vault will discharge south to a new storm drain and ultimately to a swale along the eastern frontage of Nile Avenue NE. The eastern portion of the site will drain south to a pond that is being designed as part of the Weston Heights Plat. The pond will discharge west to the existing wetland via a flow spreader. The northern frontage of the site along NE 7th Place will drain north to the existing

PLAN - Planning Review - Land Use

Version 1 |

Engineering Review Comments

Contact: Ian Fitz-James | 425-430-7288 | ifitz-james@rentonwa.gov

Olympus Villa detention pond. The flow control structure for the Olympus Villa detention pond will be reconfigured to accommodate the historic release rates of the new area discharging to it. The wetland in the south central portion of the site will remain undisturbed. The design maintains the natural discharge locations of the site.

The project is proposing to use wetpools to meet the City's standards for Basic Water Quality treatment. The detention vault and pond that are proposed as part of the Weston Heights Plat are both designed to contain wetpools. The existing Olympus Villa detention pond also contains a wetpool.

The proposed vault and pond will be public stormwater facilities. Access to these facilities per the City's amendments to the KCSWDM shall be provided.

Storm facilities designed and permitted as part of the Weston Heights Plat shall be installed prior to construction of the Weston Heights North Short Plat.

The project will also require individual lot Flow Control BMPs. Please see section 1.2.3.3 and Section C.1.3.1 of the City amendments to the KCSWDM for Flow Control BMP requirements. All core and special requirements shall be addressed in the updated TIR. The preliminary TIR is missing discussion of Special Requirement #6.

Drainage improvements along all street frontages shall conform to the City's street standards. Storm drains should be located outside of the planter and the sidewalk. Required horizontal and vertical separation from other utilities shall be provided.

The updated drainage plan and TIR will be required as part of the utility permit submittal.

3. The geotechnical report completed by Riley Group was submitted to the City on February 25, 2016. Per the report, this site is unsuitable for stormwater infiltration.

4. A Construction Stormwater General Permit from the Washington Department of Ecology will be required since clearing of the site exceeds one acre.

5. The development is subject to system development charges (SDC). The current SDCs are \$1,485.00 per lot. Fees are payable at the time of permit issuance.

TRANSPORTATION/STREET COMMENTS

1. Nile Avenue NE is a neighborhood collector arterial. Per RMC 4 6 060, the minimum right of way for a neighborhood collector arterial with two lanes is 83'. A 0.5' curb, 8' planting strip, and 8' sidewalk is required along the entire project frontage. The minimum pavement width is 46' with 30' as travel lanes and 8' of parking on both sides. A bicycle facility is required. The required turning radius for a collector arterial is 35'.

a. The applicant submitted a formal modification request dated February 18, 2016 regarding the street standard along the Nile Avenue frontage. The applicant is proposing to use a half street section of 22' of pavement, a 0.5' curb, 8' planting strip, 5' sidewalk, and 1' clear behind the sidewalk along the Nile Avenue NE frontage. This is the same modification request the City received for the Weston Heights Plat to the south. City staff is recommending approval of the applicant's modification request. Please see the formal response to the modification request for more information.

b. The City will require a modified half street section composing of 22' of pavement, a 0.5' curb, 8' planting strip, 5' sidewalk, and 1' clear behind the sidewalk. This matches the proposed street section for the Weston Heights Plat.

c. The curb radius shown at the corner of NE 7th Place and Nile Avenue NE on the Preliminary Road Plan is shown as 25'. This does not meet the City's street standards. The required turning radius for an intersection involving a collector arterial is 35'.

2. NE 7th Place is a residential access street. Per RMC 4 6 060, the minimum right of way for a residential access street is 53'. A 0.5' curb, 8' planting strip, and 5' sidewalk is required along the entire project frontage. The minimum pavement width is 26' with 20' as travel lanes and 6' of parking on one side. The proposed street section for NE 7th Place meets the street standards for residential access

PLAN - Planning Review - Land Use

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Engineering Review Comments

Contact: Ian Fitz-James | 425-430-7288 | ifitz-james@rentonwa.gov

streets.

3. Private Road C shall be designed to have a minimum 26' private access easement with a 20' pavement width. This will match the street section of the Private Road C continuation that is part of the Weston Heights Plat. No sidewalks or curbs would be required. The pavement thickness shall be 4" of hot mix asphalt over 6" of crushed surfacing top course. The curb radius at the intersection of Private Road C and NE 7th Place shall be 25'. The proposed street section for Private Road C meets these standards.
4. Street lighting analysis is required to be conducted by the developer along all frontages (Nile Avenue NE and NE 7th Place). Required street lighting shall be provided by the developer and be to City standards.
5. All driveways shall be located a minimum of 5' from the property line per RMC 4 4 080. The maximum width of a single loaded garage driveway shall not exceed 9' and double loaded garage driveway shall not exceed 16'.
6. Pavement thickness per RMC 4 6 060 shall be a minimum of 4" of hot mix asphalt over 6" of crushed surfacing top course.
7. Paving and trench restoration shall comply with the City's Trench Restoration and Overlay requirements.
8. The current transportation impact fee rate is \$2,951.17 per single family home. The transportation impact fee that is current at the time of the building permit application will be levied. Payment of the transportation impact fee is due at the time of issuance of the building permit.

GENERAL COMMENTS

1. The SDCs listed are for 2016. The fees that are current at the time of the building permit application will be levied. Please see the City of Renton website for the current SDCs.
2. The survey and all civil plans shall conform to the current City of Renton survey and drafting standards. Current drafting standards can be found on the City of Renton website.
3. A final survey that is stamped and signed by the professional land surveyor of record will need to be provided. All existing utilities need to be surveyed and shown. Please reference COR Maps for mapping and records of existing utilities in the project vicinity.
4. Separate plan submittals will be required for construction permits for utility work and street improvements. All plans shall be prepared by a licensed Civil Engineer in the State of Washington.
5. Separate permits and fees for side sewers will be required. Please see the City of Renton website for current SDCs. Separate permits for water services shall be obtained from King County Water District 90.
6. Rockeries or retaining walls greater than 4 feet in height (including bury) will require a separate building permit. Structural calculations and plans prepared by a licensed engineer will be required.
7. Structural plans for the storm drainage vault shall be included with the civil plan submittal for the Weston Heights Plat.
8. A final tree removal/retention plan and landscape plan shall be included with the civil plan submittal.
9. When utility plans are complete, please submit four (4) copies of the plans, two (2) copies of the drainage report, an electronic copy of each, the permit application, an itemized cost of construction estimate, and application fee to the counter of the sixth floor.

Transportation Engineering Review Comments

Contact: Brianne Bannwarth | 425-430-7299 | bbannwarth@rentonwa.gov

Recommendations: Street Modification Analysis: The applicant is requesting a modification from RMC 4 6 060F.2 "Minimum Design Standards Table for Public Streets and Alleys" to provide a 44 foot pavement section (one 11 foot thru lane in each direction, 12 foot two way left turn lane, and 5 foot bike lane each direction) centered on the right of way centerline, 0.5 curb, 8 foot planting strip, 5 foot sidewalk and 1 foot between the back of sidewalk and the right of way line for a total of 73 feet of right of way. The requested proposal removes the 8 foot parking on either side of the roadway and increases each lane width by 1 foot. The resulting right of way dedication is 6.5 feet along

PLAN - Planning Review - Land Use

Version 1 |

Transportation Engineering Review Comments **Contact:** Brianne Bannwarth | 425-430-7299 | bbannwarth@rentonwa.gov

the east side of Nile Avenue NE.

The proposal is compliant with the following modification criteria, pursuant to RMC 4 9 250D, if all conditions of approval are met. Therefore, staff is recommending approval of the requested modification, subject to conditions as noted below:

Compliance Street Modification Criteria and Analysis

a. Substantially implements the policy direction of the policies and objectives of the Comprehensive Plan Land Use Element and the Community Design Element and the proposed modification is the minimum adjustment necessary to implement these policies and objectives.

Staff Comment:

The Community Design Element has applicable policies listed under a separate section labeled Streets, Sidewalks and Streetscapes. These policies address walkable neighborhoods, safety and shared uses. Two specific policies support the decision to modify the street standards to a modified Collector Arterial street in this residential area. These policies are Policy CD 102 and Policy CD 103 which state that the goal is to promote new development with “walkable places,” “support grid and flexible grid street and pathway patterns,” and “are visually attractive, safe, and healthy environments.” The requested street modifications are consistent with these policy guidelines.

b. Will meet the objectives and safety, function, appearance, environmental protection and maintainability intended by the Code requirements, based upon sound engineering judgment.

Staff Comment:

The City’s Public Works Transportation section and Community and Economic Development section reviewed Nile Avenue NE and the surrounding area and have determined that the modified Collector Arterial street section is more suitable for this location of Nile Avenue NE. This determination was based on the fact that the roadway is directly adjacent to single family residences and there is insufficient space between the existing right of way and the existing homes to expand the roadway section to meet the full Collector Arterial street standards.

c. Will not be injurious to other property(ies) in the vicinity.

Staff Comment:

The modified Collector Arterial street standards will meet the requirements for safe vehicular and pedestrian use within the existing right of way.

d. Conforms to the intent and purpose of the Code.

Staff Comment:

This modification provides a safe pedestrian route in and around the existing neighborhood.

e. Can be shown to be justified and required for the use and situation intended; and

Staff Comment:

The modified Collector Arterial street standards provide a safe design for vehicles and pedestrians.

f. Will not create adverse impacts to other property(ies) in the vicinity.

Staff Comment:

There are no identified adverse impacts from this modification to modify Nile Avenue NE from the Collector Arterial street standards to the modified Collector Arterial street standards.

Community Services Review Comments

Contact: Leslie Betlach | 425-430-6619 | LBetlach@rentonwa.gov

Recommendations: 1. Parks Impact Fee Per Ordinance 5670 applies.

2. The proposed soft surface public trail dead ends into a Private Drive. Recommend a looped soft surface trail that is publicly accessible in order to be able to use R 6 development standards.

3. Street trees: On NE 7th Place: Street trees shall be Redmond Linden (*Tilia americana* x *erchlora*).

Police Plan Review Comments

Contact: Cyndie Parks | 425-430-7521 | cparks@rentonwa.gov

Recommendations: Minimal impact on police services.

AWESOME YAH CHURCH, A WASHINGTON NON-PROFIT CORPORATION- PARCEL A
WESTON HEIGHTS, LLC, A WASHINGTON LIMITED LIABILITY COMPANY- PARCEL B

SITE DEVELOPMENT ASSOCIATES
1724 WEST MARINE VIEW DRIVE #140
EVERETT, WA 98201
CONTACT: SCOTT MESIC, PE.

A.S.P.I.
4532-B EVERGREEN WAY
EVERETT, WA 98203
CONTACT: VANCE V. BLUM

[illegible]

1. SUBJECT TO RESERVATIONS AND EXCEPTIONS CONTAINED IN THE DEED AS RECORDED UNDER RECORDING NUMBER 66514.

2. SUBJECT TO NOTICE OF CLAIM TO SEVERED MINERAL INTEREST AS RECORDED UNDER RECORDING NUMBER 20030125002078.

3. SUBJECT TO NOTICE OF CLAIM TO SEVERED MINERAL INTEREST AS RECORDED UNDER RECORDING NUMBER 20030125002079.

4. SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS BUT OFFERING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, NATIONALITY, ANCESTRY, ETHNICITY, GENDER, EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, THE COVENANTOR TO EXTEND THAT SAME COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT ENTITLED "SENSITIVE AREAS NOTICE ON TITLE" AS RECORDED UNDER RECORDING NUMBER 981214A02.

1. SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, RESERVATIONS, ENCUMBRANCES, BUILDING SETBACKS, LINEA NOTES, STATUTES, AND OTHER MATTERS, IF ANY, BUT WITHOUT ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THE CITY OF HANCOCK NATIONAL CEMETERY, THE NATIONAL CEMETERY, AND THE CITY OF HANCOCK NATIONAL CEMETERY, TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS SET FORTH IN APPLICABLE STATE OR FEDERAL LAW, SAID COVENANT OR RESTRICTION IS HEREBY SET FORTH ON SAID PLAT.

6. SUBJECT TO LICENSE, OPERATE AND MAINTAIN A LINE OF WIRES AND POLES FOR THE TRANSMISSION OF ELECTRIC CURRENT THROUGH SAID PREMISES AND OTHER PROPERTY, SO LONG AS SAID POLE LINE SHALL BE USED FOR THE TRANSMISSION OF ELECTRIC CURRENTS, AS GRANTED BY HARRY C. KING, TO SINGAPORE POWER CO., LTD., OF WASHINGTON CORPORATION, INCORPORATED IN THE DISTRICT OF COLUMBIA, ON NOVEMBER 22, 1939, IN VOLUME 245 OF DEEDS, PAGE 350 OF RECORDING NUMBER 34077, RECORDS OF SAID COUNTY.

THE DESCRIPTION CONTAINED THEREIN IS NOT SUFFICIENT TO DETERMINE ITS EXACT LOCATION WITHIN THE PROPERTY DESCRIBED.

7. SUBJECT TO ENCLOSURES) SHOWS BELOW AND RIGHTS INCIDENTAL THEREOF, AS QUANTIFIED IN A DOCUMENT:

8. GRANTED TO PACIFIC TELEPHONE AND TELEGRAPH CORPORATION PURPOSED, RIGHT TO PLACE, CONSTRUCT, OPERATE AND MAINTAIN TELEPHONE LINES, CABLES, WIRELESS, CABLE, TUBES AND OTHER DEVICES, AND TO ERECT AND MAINTAIN BUILDINGS, APPURTENANCES ATTACHED THEREON ACCORDING DATE: JUNE 4, 1944 RECORDING NO. 375966.


9. THE DESCRIPTION CONTAINED THEREIN IS NOT SUFFICIENT TO DETERMINE ITS EXACT LOCATION WITHIN THE

[illegible]

EXISTING ZONING:	PLAT AREA	(AFTER RIGHT OF WAY DEDICATION)	GROSS PLAT AREA:	R-6
			107,640 SF	(247 ACRES)
			98,617 SF	(226 ACRES)

APPLICANT	NUMBER OF LOTS PROPOSED	ACRES
LOT 1	32,000 SF	0.73
LOT 2	7,300 SF	0.17
LOT 3	7,200 SF	0.17
LOT 4	7,173 SF	0.17
LOT 5	7,200 SF	0.17
LOT 6	8,400 SF	0.20
TR A	5,569 SF	0.13
TR B	17,539 SF	0.40
TR C	2,073 SF	0.05
PRIVATE ROAD C	4,056 SF	0.09

CRITICAL AREAS	= 732 SF (0.01 ACRES)
MAXIMUM RIGHT-OF-WAY DEDICATION	= 9,023 SF (0.21 ACRES)
PRIVATE ROAD	= 4,036 SF (0.09 ACRES)
NET SITE AREA	= 93,640 SF (2.15 ACRES)
215 ACRES X 6 UNITS PER NET ACRE	= 12,900 UNITS
MAXIMUM UNITS ALLOWED	= 13 UNITS
UNITS PROPOSED	= 6 UNITS



**CITY OF
RENTON**

**COMPLIANCE WITH
CITY OF RENTON STANDARDS**

	Date:	Date:	Date:	Date:
By:				
By:				
By:				
By:				

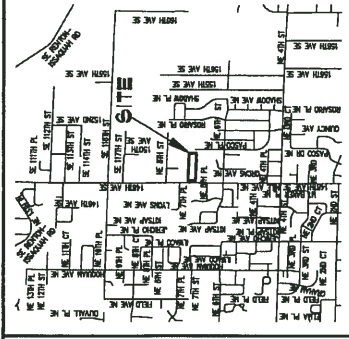
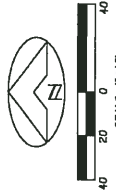
A.S.P.I.

**LAND SURVEYING
AND
PLANNING**

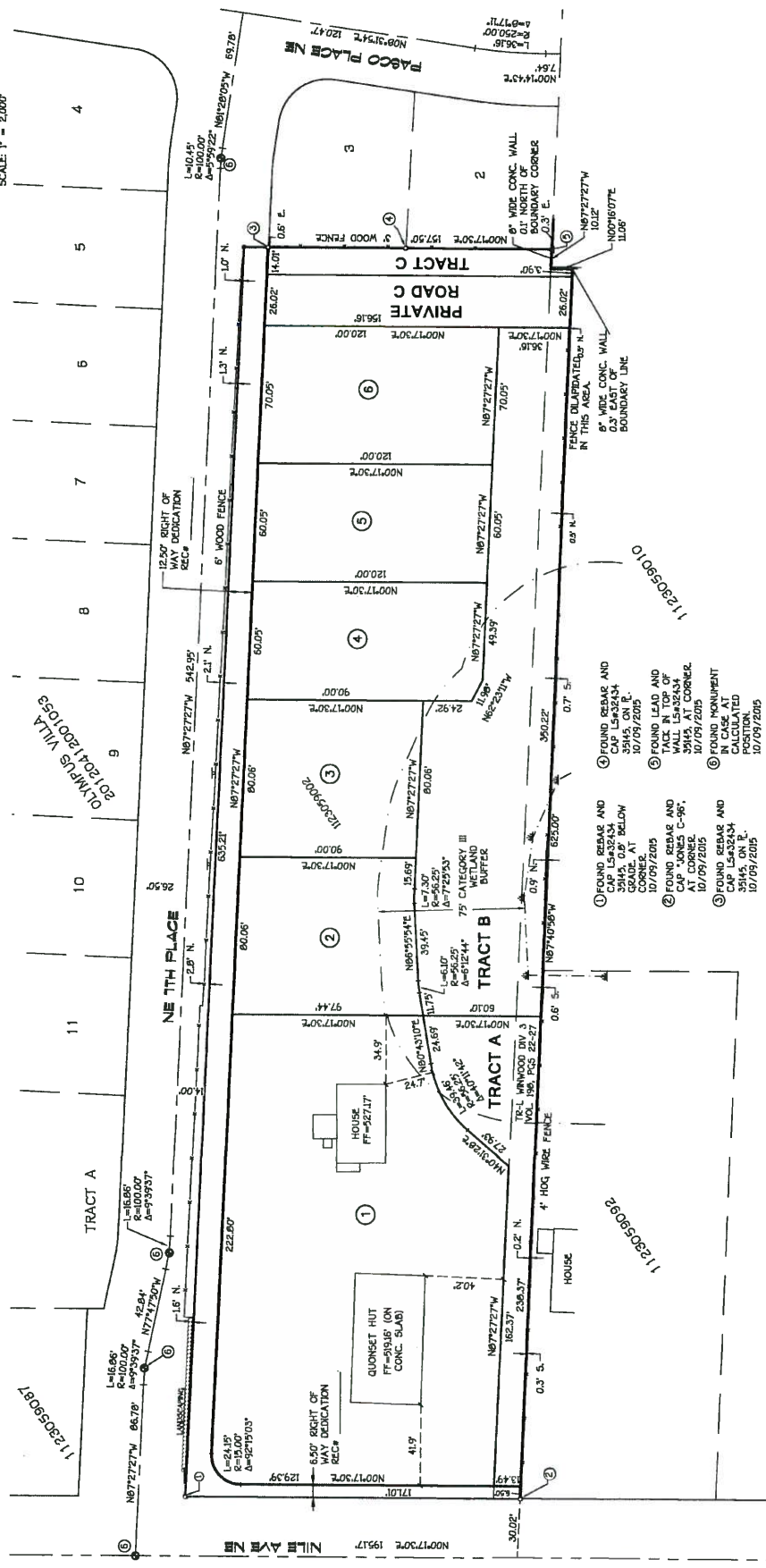
**2-B EVERGREEN WAY
MURKETT, WA 98103
(425) 257-1894**

WESTON HEIGHTS NORTH
A PORTION OF THE NW 1/4, SW 1/4 OF SECTION 11,
TOWNSHIP 23 NORTH, RANGE 05 EAST, W4.
CITY OF BENITON
KING COUNTY, WASHINGTON

CITY OF RENTON FILE NO. XXXXX



VICINITY MAP
SCALE: 1" = 2,000'



- ① FOUND REBAR AND CAP L5#32434 35#45, ON E. CORNER AT 10/09/2015
- ② FOUND REBAR AND CAP L5#32434 35#45, ON E. CORNER AT 10/09/2015
- ③ FOUND REBAR AND CAP L5#32434 35#45, ON E. CORNER AT 10/09/2015
- ④ FOUND REBAR AND CAP L5#32434 35#45, ON E. CORNER AT 10/09/2015
- ⑤ FOUND LEAD AND 7/8" DIA. OF WALL L5#32434 35#45, AT CORNER 10/09/2015
- ⑥ FOUND MONUMENT IN CASE AT POSITION. 10/09/2015

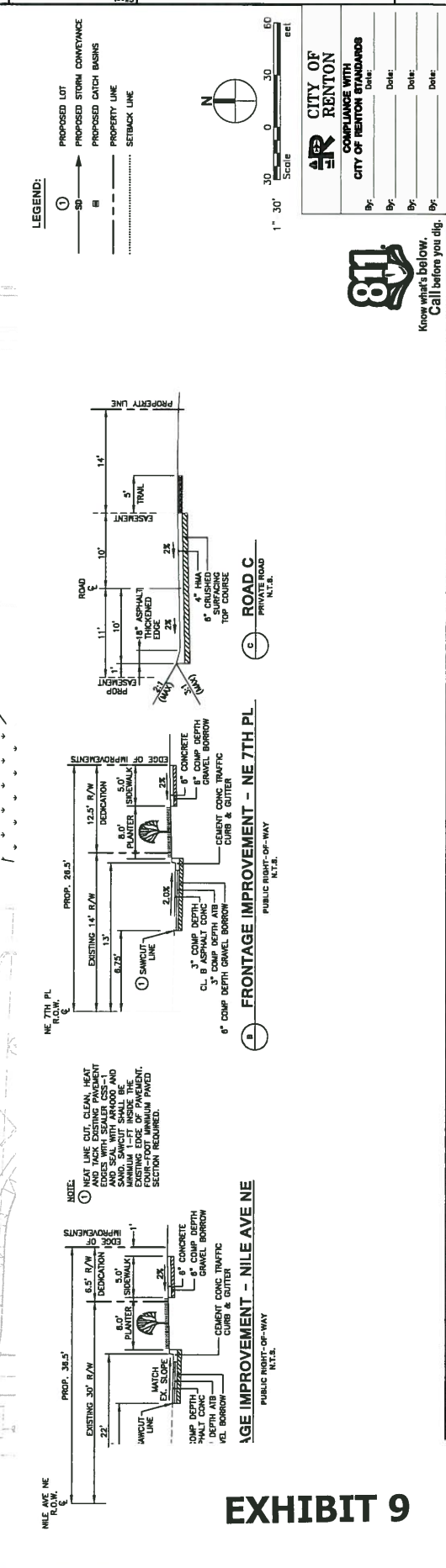


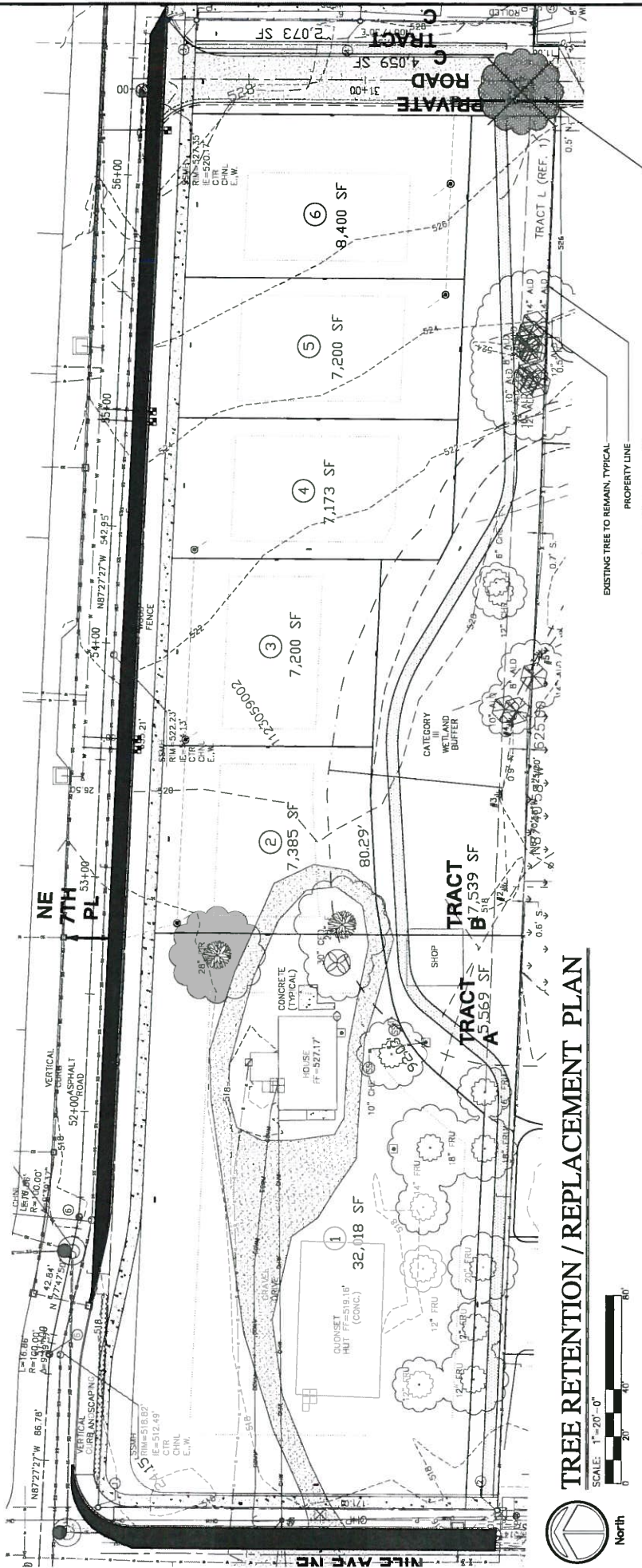
4532-B EVERGREEN WAY
EVERETT, WA 98203
(425) 252-1894

WESTON HEIGHTS NORTH
A PORTION OF THE NW 1/4, SW 1/4 OF SECTION 11,
TOWNSHIP 23 NORTH, RANGE 05 EAST, W1.

CITY OF RENTON
KING COUNTY, WASHINGTON

PREP: 02-24-2016
VIB
2 OF 2
20142





TREE RETENTION / REPLACEMENT PLAN

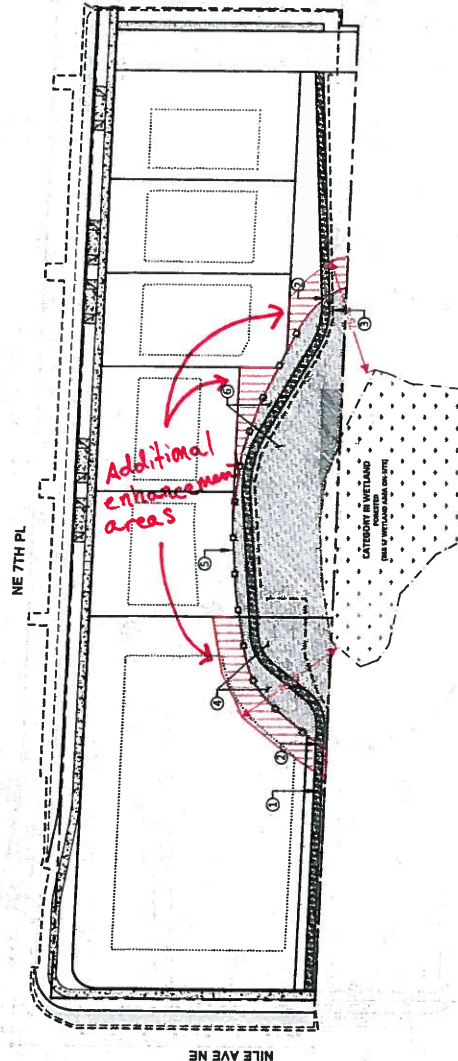
SCALE: 1" = 20' - 0"

TREE RETENTION CALCULATIONS

NUMBER OF TREES	PER 6" IN DIAMETER ON	27
ED PUBLIC STREETS:		
ED PRIVATE ACCESS	1	
ITS:		
UL AREAS AND BUFFERS:	6	
LI:	20	
TREES:		
ED:	6	(20 TREES @ 30% FOR R-4 ZONE = 6 TREES)
NEED:	26	
SATURATION:	0	

EXHIBIT 10

A PORTION OF THE NW 1/4 OF SECTION 11, TOWNSHIP 23 NORTH, RANGE 5 EAST, W.M.
701 NILE AVENUE NE - KING COUNTY TAX PARCEL #112395-9002



- SITE PLAN REFERENCES:**
1. SITE SURVEY AND PRELIMINARY PLANT PLANS WERE PROVIDED BY KING COUNTY, WASHINGTON, AND THE KING COUNTY DEPARTMENT OF PUBLIC WORKS AND UTILITIES. THE PRELIMINARY PLANT PLANS WERE PROVIDED BY KING COUNTY, WASHINGTON, AND THE KING COUNTY DEPARTMENT OF PUBLIC WORKS AND UTILITIES.
 2. THE PRELIMINARY PLANT PLANS WERE PROVIDED BY KING COUNTY, WASHINGTON, AND THE KING COUNTY DEPARTMENT OF PUBLIC WORKS AND UTILITIES.
 3. THE PRELIMINARY PLANT PLANS WERE PROVIDED BY KING COUNTY, WASHINGTON, AND THE KING COUNTY DEPARTMENT OF PUBLIC WORKS AND UTILITIES.

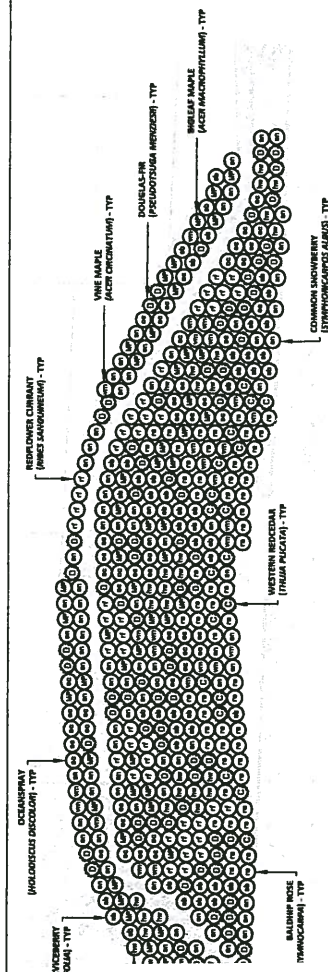
- CRITICAL AREA SITE PLAN NOTES:**
1. SOFT SURFACE PATH (DESIGN BY OTHERS).
 2. PROVIDE GAP IN CRITICAL AREA FENCE FOR PATH.
 3. CLEANING LIMITS PER TREC PLAN (DESIGN BY OTHERS).
 4. DECOMPACTION AND AMEND SOILS PER SPECIFICATIONS IN DETAIL 2.3.
 5. INSTALL CRITICAL FENCE AND SIGNAGE AT BUFFER LIMITS (SEE DETAIL 2.3).
 6. INSTALL NATIVE PLANTS THROUGHOUT ON-SITE BUFFER. SEE DETAIL 2.

- RECOMMENDED CONSTRUCTION SEQUENCE:**
1. REQUEST AND ATTEND PRE-CONSTRUCTION MEETING WITH KING COUNTY, WASHINGTON, AND THE KING COUNTY DEPARTMENT OF PUBLIC WORKS AND UTILITIES.
 2. DECOMPACTION AND AMEND SOILS (SEE DETAIL 2.3).
 3. INSTALL NATIVE PLANTS (SEE DETAIL 2.3).
 4. INSTALL CRITICAL FENCE AND SIGNAGE (SEE DETAIL 2.3).
 5. MAINTAIN AND MONITOR MITIGATION FOR 5 YEARS (SEE SHEET 2).

PLANT QUANTITY CALCULATIONS (FOR PERMITTING PURPOSES):

PLANTED AREA = 12,206 SF	SOIL DECOMPACTION/AMENDMENT AREA = 4,177 SF	PLANTED AREA	BUILD PER STD SPACING	PER PLAN
			147 TREES (6' OC)	147 TREES
			342 SHRUBS (6' OC)	342 SHRUBS

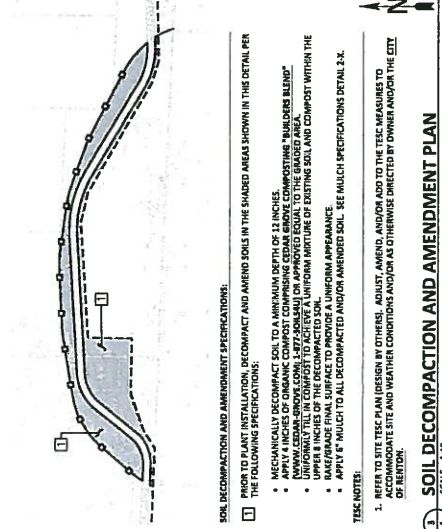
CRITICAL AREA MITIGATION SITE PLAN
SCALE = 1" = 40'



- PLANTING PLAN NOTES:**
1. PROTECT AND ACCOMMODATE EXISTING NATIVE VEGETATION WITHIN WORK AREAS.
 2. PLANT MATERIAL QUALITY AND LOCATIONS SHALL BE INSPECTED BY KING COUNTY, WASHINGTON, AND THE KING COUNTY DEPARTMENT OF PUBLIC WORKS AND UTILITIES.
 3. PLANT MATERIAL QUALITY AND LOCATIONS SHALL BE INSPECTED BY KING COUNTY, WASHINGTON, AND THE KING COUNTY DEPARTMENT OF PUBLIC WORKS AND UTILITIES.
 4. THE PRELIMINARY PLANT PLANS WERE PROVIDED BY KING COUNTY, WASHINGTON, AND THE KING COUNTY DEPARTMENT OF PUBLIC WORKS AND UTILITIES.
 5. SEE SHEET 2 FOR PLANT INSTALLATION DETAILS AND SPECIFICATIONS.
 6. FOLLOWING PLANT INSTALLATION, PLACE MULCH AT THE BASE OF PLANTS PER DETAIL 2.3.

- TEMPORARY MITIGATION REQUIREMENTS:**
1. TEMPORARY MITIGATION SHALL BE PROVIDED FOR TWO (2) GROWING SEASONS FOLLOWING COMPLETION OF CONSTRUCTION. ACCEPTABLE PLANT MATERIALS SHALL BE PROVIDED IN THE FORM OF MULCH OR AUTOMATIC DRIP IRRIGATION AND SHALL PROVIDE A MINIMUM ANNUAL EQUIVALENT OF 2 INCHES PER WEEK FROM JUNE 15 THROUGH SEPTEMBER 15. IRRIGATION SHALL BE PROVIDED BY KING COUNTY, WASHINGTON, AND THE KING COUNTY DEPARTMENT OF PUBLIC WORKS AND UTILITIES.
 2. PLANT MATERIAL QUALITY AND LOCATIONS SHALL BE INSPECTED BY KING COUNTY, WASHINGTON, AND THE KING COUNTY DEPARTMENT OF PUBLIC WORKS AND UTILITIES.
 3. PLANT MATERIAL QUALITY AND LOCATIONS SHALL BE INSPECTED BY KING COUNTY, WASHINGTON, AND THE KING COUNTY DEPARTMENT OF PUBLIC WORKS AND UTILITIES.

EXHIBIT 11



- SOIL DECOMPACTION AND AMENDMENT PLAN**
SCALE = 1" = 40'
- GENERAL CONSTRUCTION NOTES:**
1. CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL CITY OF KENTON CODES, ORDINANCES, AND REGULATIONS.
 2. BEFORE THE START OF ANY CONSTRUCTION, A PRE-CONSTRUCTION MEETING MUST BE HELD BETWEEN CITY OF KENTON, THE OWNER, AND THE PLAN DESIGNER.
 3. A COPY OF THESE APPROVED DRAWINGS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
 4. SITE CONDITIONS MAY VARY BASED ON SEASON AND/OR TIME OF YEAR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING THE WORK SHOWN ON THESE DRAWINGS.
 5. THE CONSTRUCTION CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE SAFEGUARDS, SAFETY DEVICES, AND ACTION TO PROTECT THE LIFE, HEALTH, AND SAFETY OF THE PUBLIC AND TO PROTECT PROPERTY IN CONNECTION WITH THE WORK SHOWN ON THESE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING THE WORK SHOWN ON THESE DRAWINGS. ANY WORK WITHIN THE TRAVELED RIGHT-OF-WAY SHALL REQUIRE TRAFFIC CONTROL AND SHALL BE IN ACCORDANCE WITH ALL CITY OF KENTON STANDARDS.

- PLANT MATERIAL SOURCE AND SPECIFICATIONS:**
- PLANTS SHALL BE DERIVED FROM STOCK ACCLIMATED TO WESTERN WASHINGTON ENVIRONMENTAL CONDITIONS, HAVING BEEN GROWN IN A CONTAINER FOR A MINIMUM OF TWO (2) YEARS. PLANTS SHALL BE PROVIDED IN THE FORM OF MULCH OR AUTOMATIC DRIP IRRIGATION AND SHALL PROVIDE A MINIMUM ANNUAL EQUIVALENT OF 2 INCHES PER WEEK FROM JUNE 15 THROUGH SEPTEMBER 15. IRRIGATION SHALL BE PROVIDED BY KING COUNTY, WASHINGTON, AND THE KING COUNTY DEPARTMENT OF PUBLIC WORKS AND UTILITIES.
- PLANTS SHALL BE PROVIDED IN THE FORM OF MULCH OR AUTOMATIC DRIP IRRIGATION AND SHALL PROVIDE A MINIMUM ANNUAL EQUIVALENT OF 2 INCHES PER WEEK FROM JUNE 15 THROUGH SEPTEMBER 15. IRRIGATION SHALL BE PROVIDED BY KING COUNTY, WASHINGTON, AND THE KING COUNTY DEPARTMENT OF PUBLIC WORKS AND UTILITIES.
- PLANTS SHALL BE PROVIDED IN THE FORM OF MULCH OR AUTOMATIC DRIP IRRIGATION AND SHALL PROVIDE A MINIMUM ANNUAL EQUIVALENT OF 2 INCHES PER WEEK FROM JUNE 15 THROUGH SEPTEMBER 15. IRRIGATION SHALL BE PROVIDED BY KING COUNTY, WASHINGTON, AND THE KING COUNTY DEPARTMENT OF PUBLIC WORKS AND UTILITIES.

COMMON NAME	SCIENTIFIC NAME	SIZE/TOWN	QTY	SPACING
WHEAT MALE	ACER MACROPHYLLUM	2 GALLON CONTAINERIZED	50	AS SHOWN
DOUGLASS FIR	PSEUDOTSUGA MENZIESII	2 GALLON CONTAINERIZED	78	AS SHOWN
WESTERN REDCEDAR	THUJA PLICATA	2 GALLON CONTAINERIZED	147	AS SHOWN
		TOTAL TREES = 147		
VINE MALE	ACER CINNAMOMUM	2 GALLON CONTAINERIZED	30	AS SHOWN
DOUGLASS FIR	PSEUDOTSUGA MENZIESII	2 GALLON CONTAINERIZED	49	AS SHOWN
BLACK HAWTHORN	CRATAEGUS SOULAIANA	2 GALLON CONTAINERIZED	50	AS SHOWN
OCEANSPRAY	HOLODENDRUM DECOLORUM	2 GALLON CONTAINERIZED	50	AS SHOWN
COMMON SNOWBERRY	SYMPHYCARPUS ALBUS	2 GALLON CONTAINERIZED	57	AS SHOWN
		TOTAL SHRUBS = 354		

PLANTING PLAN NOTES:

1. PROTECT AND ACCOMMODATE EXISTING NATIVE VEGETATION WITHIN WORK AREAS.
2. PLANT MATERIAL QUALITY AND LOCATIONS SHALL BE INSPECTED BY KING COUNTY, WASHINGTON, AND THE KING COUNTY DEPARTMENT OF PUBLIC WORKS AND UTILITIES.
3. PLANT MATERIAL QUALITY AND LOCATIONS SHALL BE INSPECTED BY KING COUNTY, WASHINGTON, AND THE KING COUNTY DEPARTMENT OF PUBLIC WORKS AND UTILITIES.
4. THE PRELIMINARY PLANT PLANS WERE PROVIDED BY KING COUNTY, WASHINGTON, AND THE KING COUNTY DEPARTMENT OF PUBLIC WORKS AND UTILITIES.
5. SEE SHEET 2 FOR PLANT INSTALLATION DETAILS AND SPECIFICATIONS.
6. FOLLOWING PLANT INSTALLATION, PLACE MULCH AT THE BASE OF PLANTS PER DETAIL 2.3.

- SOIL DECOMPACTION AND AMENDMENT SPECIFICATIONS:**
- PRIOR TO PLANT INSTALLATION, DECOMPACTION AND AMEND SOILS IN THE SHADED AREAS SHOWN IN THIS DETAIL PER THE FOLLOWING SPECIFICATIONS:
- 1. MECHANICALLY DECOMPACT SOIL TO A MINIMUM DEPTH OF 12 INCHES.
 - 2. APPLY 4 INCHES OF COMPOST TO THE DECOMPACTED SOIL.
 - 3. UNIFORMLY FILL OR COMPOST TO ACHIEVE A UNIFORM MORTURE OF EXISTING SOIL AND COMPOST WITHIN THE DECOMPACTION AREA.
 - 4. BASEWASH FINAL SURFACE TO PROVIDE A UNIFORM APPEARANCE.
 - 5. APPLY 6" MULCH TO ALL DECOMPACTION AND AMENDMENT SOILS. SEE MULCH SPECIFICATIONS DETAIL 2.3.

- TEEC NOTES:**
1. REFER TO TREC PLAN DESIGN BY OTHERS, ADJUST, AMEND, AND/OR ADD TO THE TREC MEASURES TO ACCOMMODATE SITE AND WEATHER CONDITIONS AND/OR AS OTHERWISE DIRECTED BY OWNER AND/OR THE CITY OF KENTON.

CRITICAL AREA MITIGATION PLAN - PLAT OF WESTON NORTH -

CLIENT: WESTON NORTH, LLC
15 LAKE BELLEVUE, WASHINGTON 98005
KENTON, WASHINGTON 98002

SITE ADDRESS: 701 NILE AVENUE NE
KENTON, WASHINGTON 98002

DATE: 07/26/2018
DESIGN BY: E3
DRAWN BY: JAC
CHECKED BY: JAC

PLANTING Plan, Plant Schedule, & Notes

SHEET: 1 OF 2



GEOTECHNICAL ENGINEERING REPORT

PREPARED BY:

**THE RILEY GROUP, INC.
17522 BOTHELL WAY NORTHEAST
BOTHELL, WASHINGTON 98011**

PREPARED FOR:

**WESTON HEIGHTS, LLC
15 LAKE BELLEVUE DRIVE, SUITE 102
BELLEVUE, WASHINGTON 98005**

RGI PROJECT NO. 2016-009

**WESTON NORTH
702 NILE AVENUE NORTHEAST
RENTON, WASHINGTON**

JANUARY 29, 2016

**Full Document
Available upon Request**

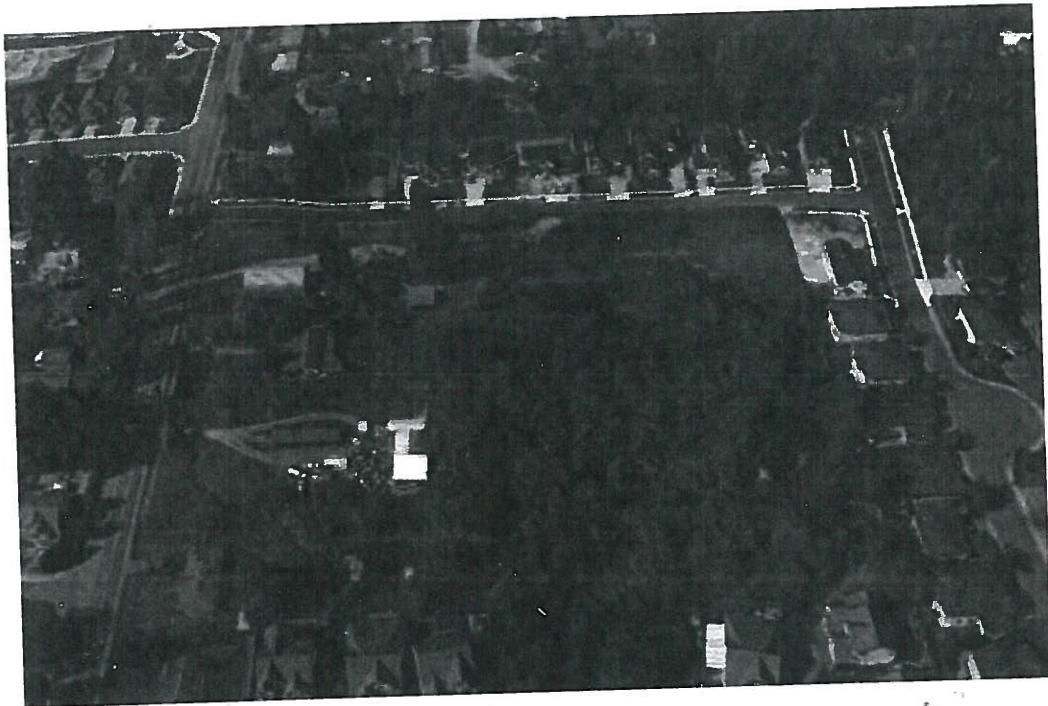
February 24, 2016

Weston Heights North

Technical Information Report

702 Nile Ave NE, Renton, WA

SDA Project #349-007-15



Prepared for:

Prospect Development, LLC
2913 5th Avenue NE, Ste. 201
Puyallup, WA 98372



CIVIL ENGINEERING | PROJECT M/
1724 W. Marine View Drive, Suite 140, Everett, WA 982

RECEIVED

FEB 26 2016

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EXHIBIT 13

DEPARTMENT OF COMMUNITY
AND ECONOMIC DEVELOPMENT



**RIGHT OF WAY USE | DEFERRAL | WAIVER | VARIANCE | FEE IN LIEU
APPLICATION**

Planning Division | Development Engineering Section
1055 S Grady Way – Renton, WA 98057
Phone: (425) 430-7200 | Fax: (425) 430-7231

Project Name: Weston Heights North Short Plat
Site Address: 702 Nile Ave NE
Legal Description of Property: See Plat Map
Include King County Assessors Parcel No: 112305-9002, 947794TR-L
Applicant: Kevin O'Brien Phone: 425-869-1300
Cell: _____
Business Address: 15 Lake Bellevue DR, #102 City/State: Bellevue, WA Zip: 98005

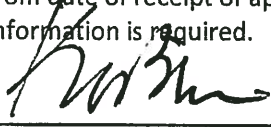
Attach a letter of request with this application, stating in detail:

1. Applicable City Code and Sub-ordinance
2. Items and quantities involved
3. Justification for request
4. Amount of time requested
5. Provide a vicinity map (8 ½" x 11")
6. Provide a drawing of the site (8 ½" x 11")

Mail or drop off the completed application and map/drawing to:

Steve Lee, Development Engineering Manager
City of Renton
1055 S Grady Way, 6th Floor
Renton, WA 98057
(425) 430-7299

Completed applications will be reviewed and a written determination issued approximately 3-4 weeks from date of receipt of application. You will be contacted if the application is incomplete or if additional information is required.

 2/24/16
Applicant's Signature Date

For City Use Only

Deferral	<input type="checkbox"/> New	<input type="checkbox"/> Extension	Variance	<input type="checkbox"/> New
Offsite			<input type="checkbox"/> Underground	
Onsite			<input type="checkbox"/> Slopes	
<input type="checkbox"/> Excess Right of Way	<input type="checkbox"/> Fee In Lieu	<input type="checkbox"/> Waiver		

**Full Document
Available upon Request**



**Department of Community and Economic Development
Planning Division
ADMINISTRATIVE POLICY/CODE INTERPRETATION**

**ADMINISTRATIVE
POLICY/CODE**

INTERPRETATION #: CI-73 - REVISED

MUNICIPAL

CODE SECTIONS: 4-2-110.A, 4-2-110.B, 4-2-110.D, 4-2-115, 4-11-020, and 4-11-230

REFERENCE:

SUBJECT: Residential Building Height (RC thru RMF)

BACKGROUND:

Erratum Statement: CI-73 implemented changes to the method of height measurement for structures in the RC through RMF zones. This erratum statement affects the two-story limitation for R-14 zoned properties by increasing it to three. Docket #116 advocates for increased height and story limits for select zones, including the RMF zone. The R-14 zone is transitional between the R-10 and RMF, and therefore R-14 standards are intended to offer a compromise between the restrictions of the R-10 and the allowances of the RMF zone. By limiting wall plate height to 24' yet allowing three stories, the R-14 zone would provide an appropriate transition between the R-10 and RMF zones with respect to building height.

By definition, the current method to determine a building's height is to measure the average height of the highest roof surface from the grade plane (i.e., average grade). The maximum height allowed in the RC through R-14 zones is 30 feet (35' in the RMF). The implementation of a "maximum height" (RMC 4-2-110.A) as applied to roofed buildings is inconsistent and contradictory with the intent and purpose statements of Title IV related to residential design (RMC 4-2-115). Further, regulating the height of non-roofed structures is unenforceable by Title IV (except for Building Code). The ambiguity and contradictory aspects of the code exist for two reasons:

1. Height is measured to the midpoint of a roof;
2. Flat roofs are able to be as tall as buildings which increases the building's massing.

**Full Document
Available upon Request**

TREE RETENTION WORKSHEET

Planning Division
1055 South Grady Way-Renton, WA 98057
Phone: 425-430-7200 | www.rentonwa.gov

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FEB 25 2016

1. Total number of trees over 6" diameter¹, or alder or cottonwood trees at least 8" in diameter on project site 27 trees
2. Deductions: Certain trees are excluded from the retention calculation:
 - Trees that are dangerous² trees
 - Trees in proposed public streets trees
 - Trees in proposed private access easements/tracts 1 trees
 - Trees in critical areas³ and buffers 6 treesTotal number of excluded trees: 7 trees
3. Subtract line 2 from line 1: 20 trees
4. Next, to determine the number of trees that must be retained⁴, multiply line 3 by:
 - 0.3 in zones RC, R-1, R-4, R-6 or R-8
 - 0.2 in all other residential zones
 - 0.1 in all commercial and industrial zones6 trees
5. List the number of 6" in diameter, or alder or cottonwood trees over 8" in diameter that you are proposing⁵ to retain⁴: 26 trees
6. Subtract line 5 from line 4 for trees to be replaced:
(if line 6 is zero or less, stop here. No replacement trees are required) 0 trees
7. Multiply line 6 by 12" for number of required replacement inches: inches
8. Proposed size of trees to meet additional planting requirement:
(Minimum 2" caliper trees required) inches per tree
9. Divide line 7 by line 8 for number of replacement trees⁶:
(If remainder is .5 or greater, round up to the next whole number) trees

¹ Measured at 4.5' above grade.

² A tree certified, in a written report, as dead, terminally diseased, damaged, or otherwise dangerous to persons or property by a licensed landscape architect, or certified arborist, and approved by the City.

³ Critical areas, such as wetlands, streams, floodplains and protected slopes, are defined in RMC 4-3-050.

⁴ Count only those trees to be retained outside of critical areas and buffers.

⁵ The City may require modification of the tree retention plan to ensure retention of the maximum number of trees per RMC 4-4-130H7a.

⁶ When the required number of protected trees cannot be retained, replacement trees, with at least a six feet (6') tall, shall be planted. See RMC 4-4-130.H.1.e.(ii) for prohibited types of replacement trees.